

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

In the Matter of the Development and Implementation of a Remedial Program for an Inactive Hazardous Waste Disposal Site under Article 27, Titles 9 and 13, and, Article 71 of the Environmental Conservation Law, by

Sea Cliff Reconditioning Center LLC,

Settling Party

ORDER ON CONSENT and ADMINISTRATIVE SETTLEMENT

Index # CO 1-2019522-177

Site # 130009 and

Site # 130053A

WHEREAS,

1. A. The New York State Department of Environmental Conservation (“Department”) is responsible for inactive hazardous waste disposal site remedial programs pursuant to Article 27, Title 13 of the Environmental Conservation Law (“ECL”) and Part 375 of Title 6 of the Official Compilation of Codes, Rules and Regulations (“6 NYCRR”) and may issue orders consistent with the authority granted to the Commissioner by such statute.

B. The Department is responsible for carrying out the policy of the State of New York to conserve, improve and protect its natural resources and environment and control water, land and air pollution consistent with the authority granted to the Department and the Commissioner by Article 1, Title 3 of the ECL.

D. The Department is also responsible for the Resource Conservation and Recovery Act Program (“RCRA” a/k/a the “Industrial Hazardous Waste Management Program”) pursuant to Article 27, Title 9 of the ECL and 6 NYCRR Parts 370 – 374 and 376.

E. This Order on Consent and Administrative Settlement (“Order”) is issued pursuant to the Department’s authority under, *inter alia*, ECL Article 27, Titles 9 and 13, ECL Article 71-2727 and ECL 3-0301.

2. This Order pertains to real properties in the City of Glen Cove, Nassau County, New York located at 31 Sea Cliff Avenue (hereinafter the “Photocircuits Site”) and 45 Sea Cliff Avenue (hereinafter the “Pass & Seymour Site” or the “P&S Site”). Both the Photocircuits Site and the Pass & Seymour Site are listed as a classification 2 in the *Registry of Inactive Hazardous Waste Disposal Sites in New York State* with the Photocircuits Site designated as site number 130009 and P&S Site designated as site

number 130053A. A map depicting the general boundaries of the Sites and their tax parcels is attached hereto as Exhibit "A."

3. Sea Cliff Reconditioning Center LLC ("Sea Cliff") is a domestic limited liability company with a business address at 217-07 Northern Boulevard, Bayside, New York, 11361. Sea Cliff was assigned Spectrum-Nike's bid to acquire the Photocircuits Site and the P&S Site. Sea Cliff was granted title to the Photocircuits Site and the P&S Site by Referee's Deed dated February 28, 2020.

4. Sea Cliff maintains that all disposal(s) of hazardous wastes and hazardous substances occurred prior to its ownership and/or control of the Photocircuits Site and the P&S Site.

5. Sea Cliff maintains that it is a person with "no affiliation" with the Photocircuits Site or the P&S Site, including any prior owners or operators of the Site, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended ("CERCLA") § 101(40)(H).¹

6. The Department issued the Record of Decision for the Photocircuits Site's Operable Unit 1 for groundwater to a depth of approximately 100 feet below ground surface ("bgs") on March 8, 2008 (the "Photocircuits OU1 ROD"). The Department issued the ROD for the Photocircuits Site's Operable Unit 2 for on-site and off-site groundwater at depths greater than 100 feet bgs. in March 2013 (the "Photocircuits OU2 ROD").

7. The Department issued the ROD for the P&S Site on March 31, 2008 (the "P&S ROD"). The Department is currently undertaking a remedial system optimization study for the P&S Site.

8. Former operators of the Photocircuits Site and P&S Site were large quantity generators over a sole source aquifer.

9. The Department completed removal actions on the Photocircuits Site and the P&S Site which included removal of all drums, emptying all overhead pipes, emptying and properly cleaning three above ground storage tanks, and emptying the then identified concrete trench drains and concrete sumps. The Department has expended a total amount of TWO MILLION FIVE HUNDRED SIXTY-NINE ONE HUNDRED FORTY-FIVE U.S DOLLARS AND SIXTEEN CENTS (\$2,569,145.16) on these removal actions.

¹ The person is not – (i) potentially liable, or affiliated with any other person that is potentially liable, for response costs at a facility through - (I) any direct or indirect familial relationship; or (II) any contractual, corporate, or financial relationship (other than a contractual corporate, or financial relationship, that is created by the instruments by which title to the facility is conveyed or financed or by a contract for the sale of goods or services; or (ii) the result of a reorganization of a business entity that was potentially liable. CERCLA § 101(40)(H), 42 U.S.C. § 9601(40)(H).

10. For the purpose of this Order, the term “Existing Contamination” is defined as hazardous waste and hazardous substances as defined in the ECL and the regulations promulgated thereunder, and in Title 40, Part 261 of the Code of Federal Regulations (i) existing on the Site prior to, or as of the effective date of this Order which were not disposed of by the Settling Party, and (ii) such hazardous waste and hazardous substances which have emanated, are emanating from or may emanate in the future from the Site.

11. Sea Cliff maintains that it has taken and will take all steps required for it to be considered a bona fide prospective purchaser (“BFPP”) of the Photocircuits Site and the Pass & Seymour Site, defined in CERCLA § 101(40), 42 U.S.C. § 9601(40), and that it is statutorily exempt from liability for a claim alleged under CERCLA. Sea Cliff further maintains that the requirements of this Consent Order under Subparagraphs I.A thru H (“Sea Cliff Reconditioning Center LLC’s Obligations”) are consistent with the appropriate care and other requirements of CERCLA § 101(40) to obtain and maintain BFPP status.

12. Sea Cliff consents to the issuance of this Order without (i) an admission or finding of liability, fault, wrongdoing, or violation of any law, regulation, permit, order, requirement, or standard of care of any kind whatsoever; (ii) an acknowledgment that there has been a release or threatened release or disposal of hazardous waste, hazardous substances or petroleum at or from the Site; and/or (iii) an acknowledgment that a release or threatened release of hazardous waste, hazardous substances or petroleum at or from the Site constitutes a significant threat to the public health or environment.

13. Solely with regard to the matters set forth below, Sea Cliff hereby waives any right to a hearing as may be provided by law, consents to the issuance and entry of this Order, and agrees to be bound by its terms. Sea Cliff consents to and agrees not to contest the authority or jurisdiction of the Department to issue or enforce this Order in accordance with its terms, and agrees not to contest the validity of this Order or its terms. Nothing in this Order shall constitute a finding of liability by the Department.

NOW, having considered this matter and being duly advised, **IT IS ORDERED THAT:**

I. Sea Cliff Reconditioning Center LLC’s Obligations

A. The Department considers Sea Cliff to be a bona fide prospective purchaser (“BFPP”) of the Photocircuits Site and the P&S Site, as defined in CERCLA § 101(40).

B. Sea Cliff acknowledges that its obligations under Subparagraphs I.C thru I.H are consistent with the appropriate care and other requirements of CERCLA § 101(40) to obtain and maintain BFPP status.

C. Environmental Easement Required Under 6 NYCRR Part 375

1. Sea Cliff shall grant to the State of New York an Environmental Easement (“EE”) for the Photocircuits Site acceptable to the Department which, *inter alia*, restricts the use of groundwater underlying the Photocircuits Site and restricts the use of the Photocircuits Site to “Commercial use” as described in 6 NYCRR 375-1.8(g)(2)(iii) or “Industrial use” as described in 6 NYCRR 375-1.8(g)(2)(iv) in compliance with the Photocircuits OU1 ROD. Sea Cliff shall submit the EE Package for the Photocircuits Site to the Department within sixty (60) days of the effective date of this Order.

2. Sea Cliff shall grant to the State of New York an EE for the P&S Site acceptable to the Department which, *inter alia*, restricts the use of groundwater underlying the P&S Site and restricts the use of the P&S Site to “Industrial use” as described in 6 NYCRR 375-1.8(g)(2)(iv) in compliance with the P&S ROD. Sea Cliff shall submit the EE Package for the P&S Site to the Department within sixty (60) days of the effective date of this Order.

3. If Sea Cliff fails to grant the EE for the Photocircuits Site and/or the EE for the P&S Site within sixty (60) days of the effective date of this Order or fails to record such EEs within thirty (30) days of receipt of the fully executed EEs, Sea Cliff shall be in violation of this Order.

D. Site Management Plan

1. Sea Cliff shall comply with the Site Management Plan (“SMP”) and any interim SMPs for the Photocircuits Site and P&S Site.

2. Sea Cliff shall within fifteen (15) days of the effective date of this Order submit a draft SMP for the Department’s review and approval which sets forth Sea Cliff’s obligations.²

3. The draft SMP shall include the following:

(i) a site survey that depicts past RCRA units;

(ii) a requirement that a demolition work plan be submitted for the Department’s review and approval for each structure on the Photocircuits Site and the P&S Site which will be demolished.

(ii) a contingency plan for testing materials from demolished structures including properly disposing of any piping, abandoned tanks or fluids in pipe/tanks;

² The Department will amend the SMP to include the Department’s obligations.

(iii) a cover system plan which addresses a site cover that will be maintained to allow for commercial use of the Photocircuits site and to allow for the industrial use of the Pass & Seymour site.

- The site cover may include buildings, paved surface parking areas, sidewalks or soil where the upper one foot of exposed surface soil meets the applicable soil cleanup objectives (SCOs), i.e. commercial use for Photocircuits, industrial use for Pass & Seymour.
- Any site redevelopment will maintain the existing one-foot site cover, provided that the use remains commercial or industrial. Should the Photocircuits site and/or the Pass & Seymour site be rezoned to allow for restricted residential use or residential use, the applicable regulations will apply.
- Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375;

(iv) a plan to test for indoor VOCs, and if necessary, installation of vapor barrier and/or SSDS systems, as necessary, in any existing (if reused) or new structures

- Annual certification to the Department with respect to the condition of the SVI monitoring and/or the operation of the SSDS, unless an alternative certification period is provided in writing by the Department;

(v) appropriate access controls; and

(vi) a soil management plan requiring appropriate testing and management of impacted soils encountered during site redevelopment activities (but does not otherwise require soil investigation or delineation).

E. Change of Use

1. Should Sea Cliff or a future owner of the Pass & Seymour Site change the allowed use from industrial use to commercial use, testing under a Department-approved work plan will be required to demonstrate that the commercial Soil Cleanup are Objectives met.

2. Should Sea Cliff or a future owner of the Photocircuits Site or the Pass & Seymour Site change the allowed use to restricted residential use or residential use, testing under a Department-approved work plan will be required to demonstrate that the applicable Soil Cleanup are Objectives met.

F. Appropriate Care

1. Sea Cliff shall exercise appropriate care at the Photocircuits Site and the P&S Site with respect to remaining contamination, monitoring wells, injection points, soil vapor monitoring points and remedial equipment (see Exhibit "B"), and shall comply with

all applicable local, State, and federal laws and regulations, and with the SMP or interim SMP for the Photocircuits Site and the P&S Site. The Department agrees that compliance with Subparagraphs IV.A thru H shall constitute “reasonable steps” as defined in in CERCLA § 101(40)(B)(iv), 42 U.S.C. § 9601(40)(B)(iv).

2. Sea Cliff shall affirmatively ensure that any development activities or tenant activities on the Photocircuits Site or the P&S Site are in compliance with all applicable local, State, and federal laws and regulations, including but not limited to 6 NYCRR 375-1.11(d) and 375-2.11(a).

G. Cooperation

1. Sea Cliff shall cooperate fully with the Department in the implementation of the remedial work on the Photocircuits Site and the P&S Site required by the Photocircuits OU1 ROD, the Photocircuits OU2 ROD and the P&S ROD.

2. Sea Cliff shall ensure that its tenants cooperate fully with the Department in the implementation of the remedial work on the Photocircuits Site and the P&S Site required by the Photocircuits OU1 ROD, the Photocircuits OU2 ROD and the P&S ROD.

3. a. During redevelopment of the Photocircuits Site and the P&S Site, storm water recharge may be problematic since local and/or county development ordinances and/or local site plan approval may mandate on-site recharge of stormwater.

b. Sea Cliff shall provide a copy of any site plan for the redevelopment of the Photocircuits Site and/or the P&S Site which shows the proposed location of on-site recharge of stormwater. The Department will review the proposed location and make a determination if such location will interfere with the on-going remedial programs for the Photocircuits Site and/or the P&S Site.

c. Should the Department determine that the proposed location of on-site recharge of stormwater will interfere with the on-going remedial programs for the Photocircuits Site and/or the P&S Site, Sea Cliff shall work cooperatively with the Department and the relevant departments and boards of the local and county governments to develop an alternative acceptable to the Department.

H. Access

1. Sea Cliff hereby irrevocably consents, upon reasonable notice under the circumstances presented, to entry upon the Photocircuits Site and P&S Site (or areas in the vicinity of the Site which may be under the control of Sea Cliff) by any duly designated officer or employee of the Department or any State agency having jurisdiction with respect to matters addressed pursuant to this Order, and by any agent, consultant, contractor, or other person so authorized by the Commissioner, all of whom shall abide by the health and safety rules in effect for the Site, for inspecting, sampling, testing, and any other activities necessary to the design and the implementation of any construction or environmental treatment procedures, including operation, maintenance

and monitoring, necessary to effectuate the remedial program for of the Site in accordance with applicable state and federal law.

2. Sea Cliff shall ensure that its legal successors, lessees, and sublessees, and subsequent owners of the Photocircuits Site and the P&S Site provide the same access.

II. Department's Obligations

A. The Department intends to implement the Photocircuits OU1 ROD, the Photocircuits OU2 ROD and the P&S ROD, as these RODs may be amended or may be modified by an Explanation of Significant Difference.

B. The Department's implementation of these RODs, *inter alia*, includes:

1. Installation of an Air Sparging/Soil Vapor Extraction ("AS/SVE") on the Photocircuits Site.

2. BioSubstrate injection on the Photocircuits Site.

3. Deep Groundwater In-Situ Chemical Oxidation ("ISCO") Injection on the Pall Corporation Site, Site # 130053B, which is located north and downgradient of the Photocircuits Site. This ISCO injection is part of the Photocircuits OU2 ROD.

4. AS/SVE rehabilitation/replacement on the P&S Site. Should, however, the on-going remedial system optimization study for the P&S Site conclude that a different or modified remedy should be implemented, the Department will issue an Explanation of Significant Difference.

5. The Department will prepare a Final Engineering Report for the Photocircuits Site and for the P&S Site.

6. The Department will amend the SMPs for Photocircuits Site and the P&S Site to set forth the Department's obligations.

7. The Department will operate and maintain the remedial systems.

8. The Department will monitor groundwater to determine the effectiveness of the remedial systems.

C. During the implementation of the remedial programs for the Photocircuits Site and the P&S Site, the Department will use its best efforts not to interfere with Sea Cliff's use of or the redevelopment of the Photocircuits Site and the P&S Site. Best efforts do not include actions by the Department which if taken would cause the expenditure of additional State-superfund monies.

III. Release and Covenant Not to Sue

Upon the completion of Sea Cliff's Obligations set forth in Paragraph II above the Department, hereby releases and covenants not to sue, and shall forbear from bringing any action, proceeding, or suit pursuant to the Environmental Conservation Law, or the State Finance Law, and from referring to the Attorney General any claim for recovery of costs incurred by the Department, against Sea Cliff and its respective shareholders, officers, directors, employees, in those capacities, for the further investigation and remediation of the Site, including, but not limited to, an action pursuant to Section 9607(a) of CERCLA, 42 U.S.C. § 9607(a), based upon the release or threatened release of Existing Contamination. Nonetheless, the Department hereby reserves all of its rights concerning, and such release and covenant not to sue shall not extend to Natural Resources Damage or to any further investigation or remedial action the Department deems necessary:

- due to off-Site migration of petroleum; or
- due to fraud committed by Sea Cliff in entering into or implementing the Order.

Notwithstanding the above, however, with respect to any claim or cause of action asserted by the Department, the one seeking the benefit of this release and covenant not to sue shall bear the burden of proving that the claim or cause of action, or any part thereof, is attributable solely to the Existing Contamination.

Notwithstanding any other provision in this release, covenant not to sue, and forbearance,

- if with respect to the Site there exists, or may exist, a claim of any kind or nature on the part of the New York State Environmental Protection and Spill Compensation Fund against any party, nothing in this order shall be construed or deemed to preclude the State of New York from recovering such claim.
- nothing contained in this Order shall be construed to prohibit the Commissioner or his duly authorized representative from exercising any summary abatement powers.

This release and covenant not to sue shall be null and void, *ab initio*, in the event of fraud relating to the execution or implementation of this Order by Sea Cliff.

IV. Communications

A. All written communications required by this Order shall be transmitted by United States Postal Service, by electronic transmission including email or facsimile, by private courier service, or hand delivered as follows:

1. Communications to the Department shall be sent to:

George Momberger, P.E.

Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway – 12th Floor
Albany, NY 12233

Note: one hard copy (one unbound) of work plans are required, as well as one electronic copy.

with copies to:

Rosalie K. Rusinko, Esq.
Office of General Counsel
New York State Department of Environmental Conservation
100 Hillside Avenue, Suite 1W
White Plains, New York 10603-2860
rosalie.rusinko@dec.ny.gov
Note: work plans in electronic copy only

Angela Martin
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Angela.Martin@health.ny.gov

Christine Vooris (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
christine.vooris@health.ny.gov

2. Communication to be made from the Department to Sea Cliff shall be sent to:

Lawrence Schnapf, Esq.
Schnapf LLC
55 East 87th Street #8B
New York, NY 10128
Larry@SchnapfLaw.com

B. The parties reserve the right to designate additional or different addressees for communication upon written notice to the other.

C. Each party shall notify the other within ninety (90) days after any change in the addresses in this Paragraph VII.

V. Termination of Order

This Order will terminate upon the Department's written determination that Sea Cliff has fully complied with this Order.

VI. Miscellaneous

A. Appendix A – “Standard Clauses for All New York State State-Superfund Orders” (“Standard Clauses”) is attached to and hereby made part of this Order as if set forth fully herein, provided, however, that Sea Cliff shall not be required to comply with Paragraph I (Initial Submission), Subparagraphs II.A.1-4 (Development, Performance, and Reporting of Work Plans) covering Site Characterization, Remedial Investigation/ Feasibility Study, Remedial Design/Remedial Action and Interim Remedial Measures, and II.E.2 (Department's Issuance of a ROD). The term “Respondent” within the Standard Clauses should read to mean “Settling Party”.

B. Sea Cliff may submit a demolition work plan to the Department for review and approval prior to the approval of an Interim SMP.

C. In the event of a conflict between the terms of this Order (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this Order shall control.

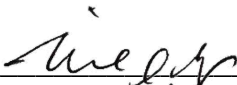
D. A Certificate of Completion under 6 NYCRR 375-2.9 will not be issued under this Order as the Department is implementing the selected remedies in the Photocircuits OU1 ROD, the Photocircuits OU2 ROD and the P&S ROD.

E. The effective date of this Order is the 10th Day after the date the Commissioner or the Commissioner's designee signs this Order.

DATED: April 6, 2021 Albany, New York

BASIL SEGGOS
COMMISSIONER
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:



Michael J. Ryan, P.E., Director
Division of Environmental Remediation

CONSENT BY SETTLING PARTY

Sea Cliff Reconditioning Center LLC hereby consents to the issuing and entering of this Order without further notice, waive their right to a hearing herein, and agree to be bound by the terms, conditions and provisions contained in this Order.

Sea Cliff Reconditioning Center LLC

By: (Signature): Joseph Valentino

Print Name: Joseph Valentino

Title: COO

Date: 2/25/21

State of New York)
County of Nassau) s.s.:

On this 25th day of February, 2021, before me, the undersigned, personally appeared Joseph Valentino, 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 and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

John Marino
Notary Public

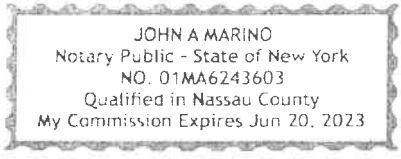


EXHIBIT "A"

Map of the Photocircuits Site and the Pass & Seymour Site



SEA CLIFF AVE.

ROUTE 107

PASS &
SEYMOUR
SITE#: 130053A

PHOTOCIRCUITS
SITE#: 130009



LEGEND

- PASS & SEYMOUR SITE BOUNDARY
- PHOTOCIRCUITS SITE BOUNDARY

Title:

PHOTOCIRCUITS AND
PASS & SEYMOUR SITE LIMITS
GLEN COVE, NY 11542

Prepared For:

SEA CLIFF RECONDITIONING CENTER LLC.
217-07 NORTHERN BLVD.
BAYSIDE, NY 11361



LiRo Engineers
100 Duffly Avenue Suite 402
Hicksville, NY 11801
516.585.2900 (P)

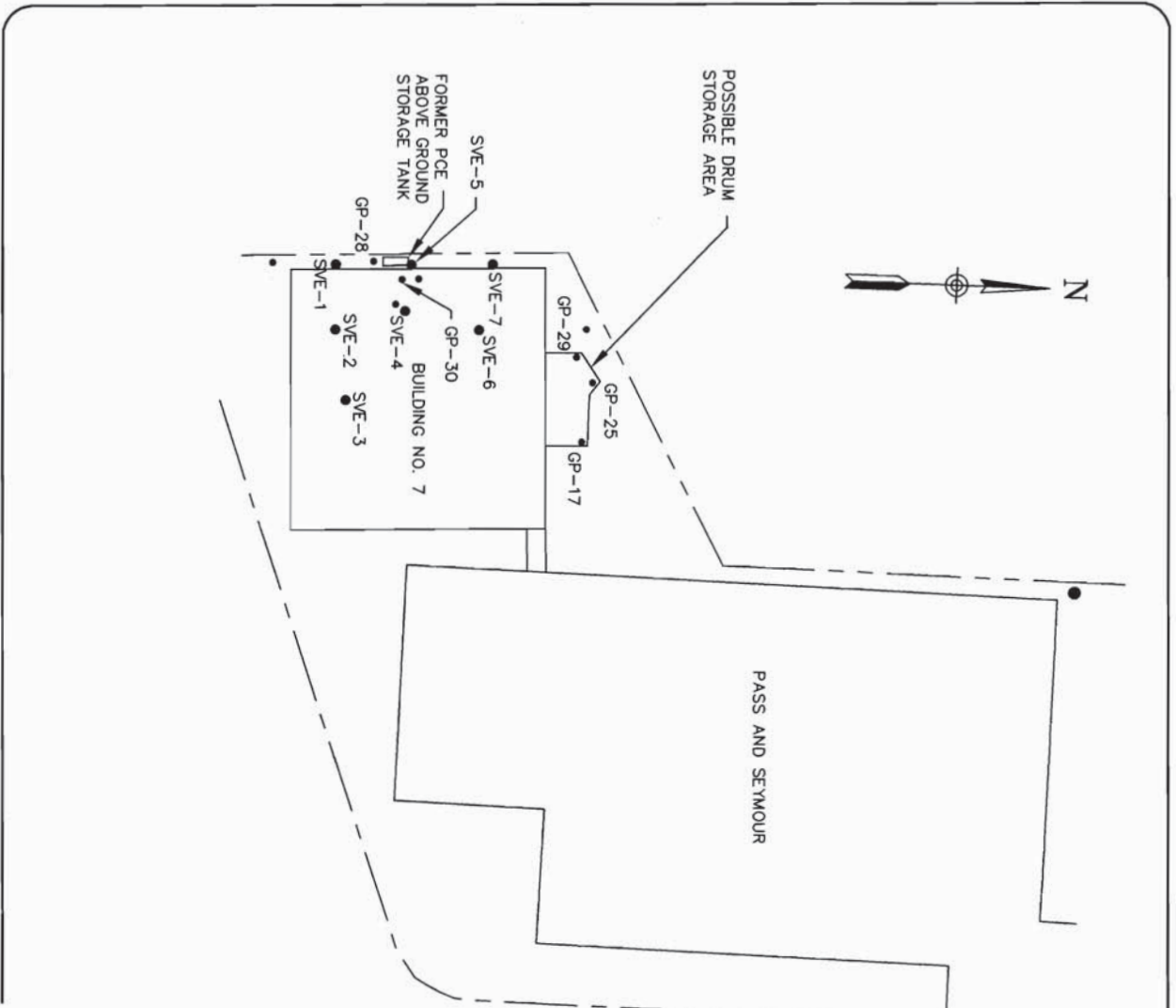
COMPILED BY: JL	DATE: FEB. 2021
PREPARED BY: SR	SCALE: AS SHOWN
PROJ. MGR.: JL	
PROJ. NO: 19-261-2304	

FIGURE

1

EXHIBIT "B"

**Figures showing location of AS/SVI wells and injection points
(three for the Pass & Seymour Site and one for the Photocircuits Site)**

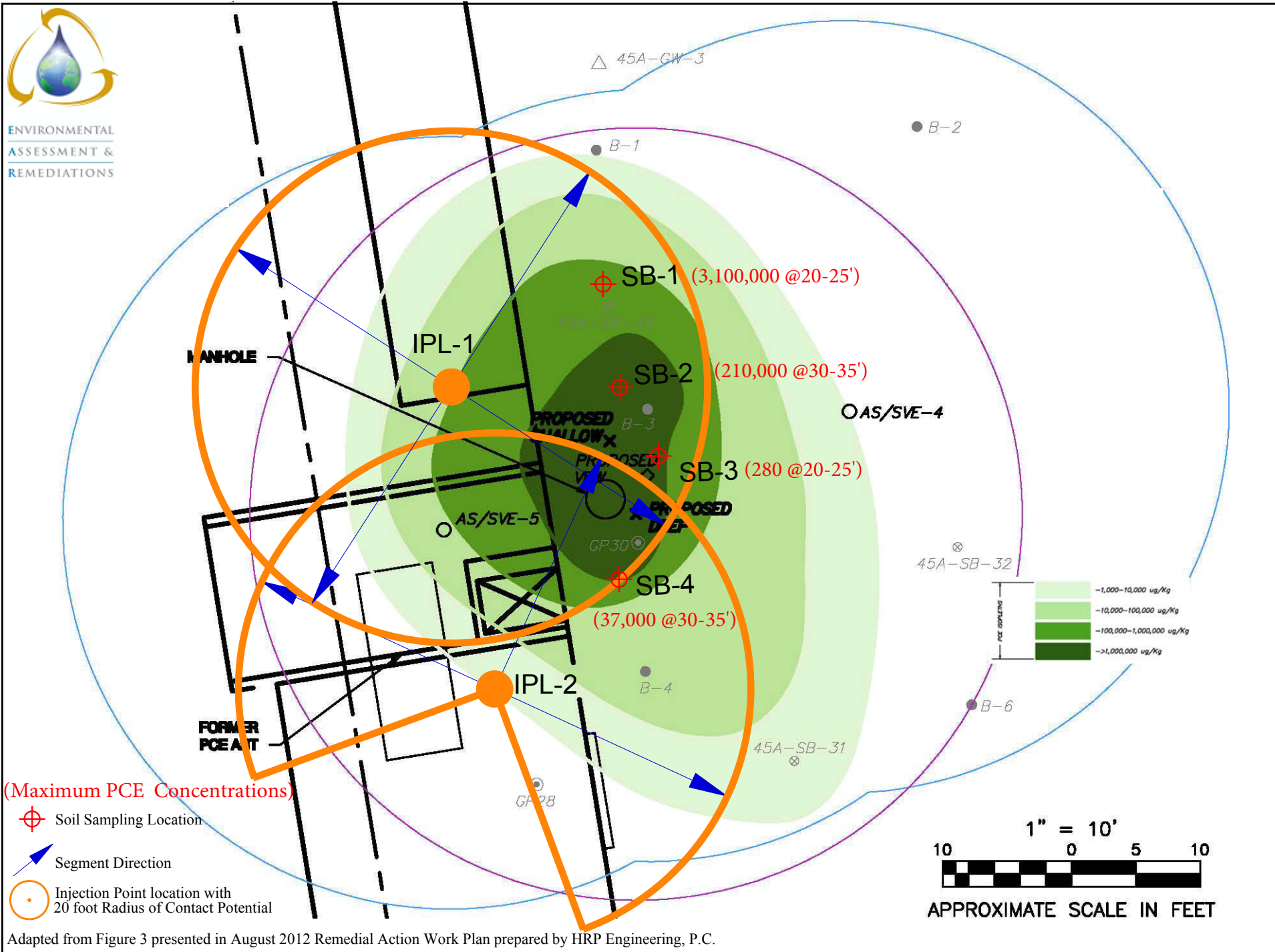


- LEGEND**
- PROPERTY LINE
 - - - RIGHT-OF WAY
 - GEOPROBE SAMPLING LOCATION
 - SVE WELL
 - AS WELL

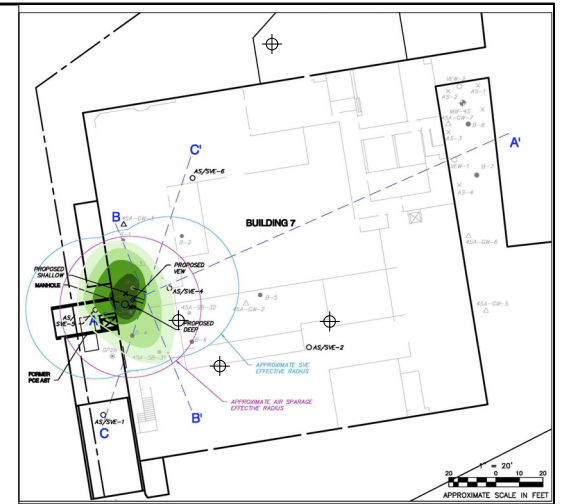
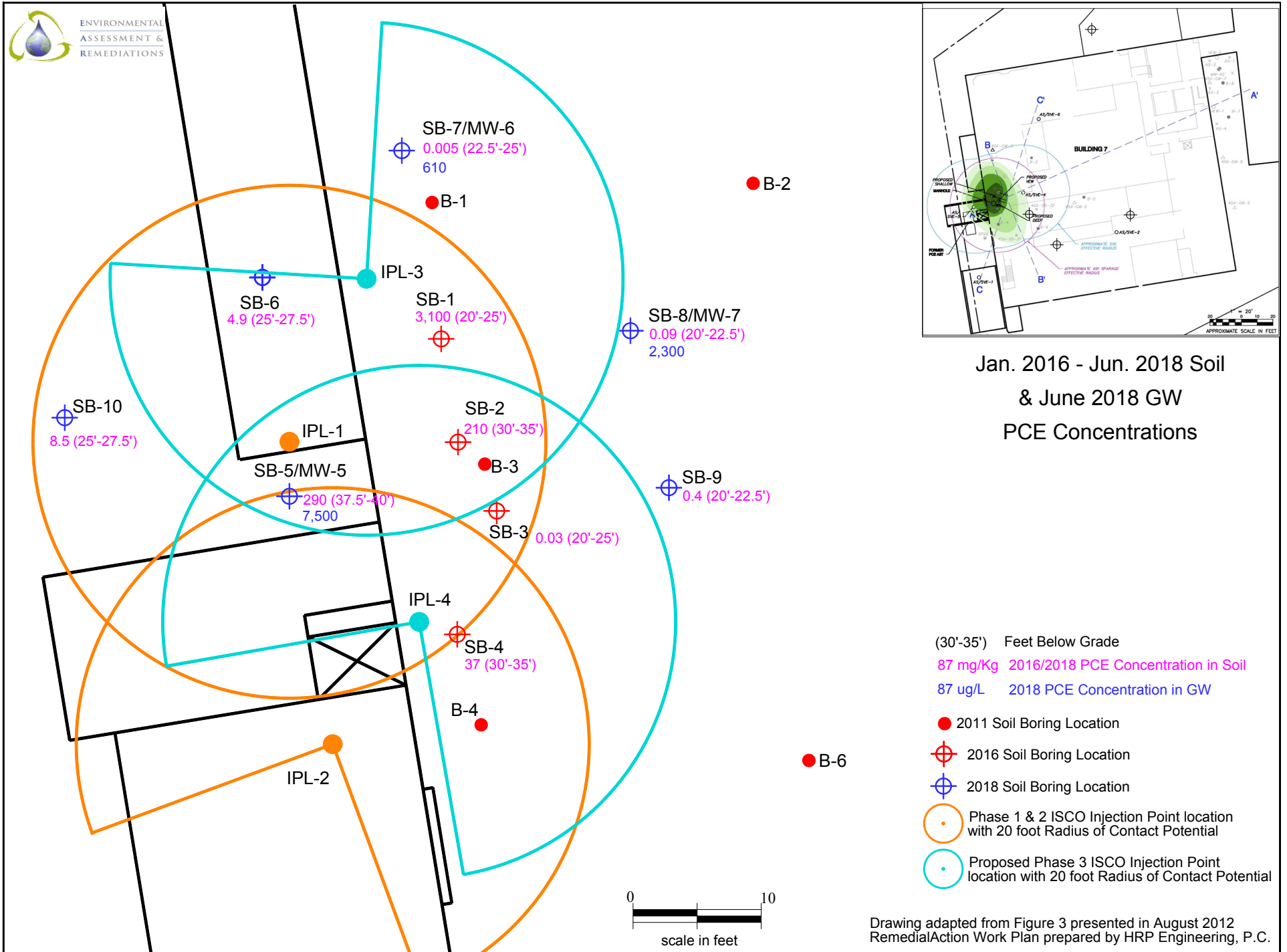

 Barton Roguitchie, P.C.
 Consulting Engineers
 200 Broad Street / Box 2077, Springfield, New York 12150

PHOTOCIRCUITS CORPORATION
PROPOSED SVE AND AS WELL LOCATIONS
 NASSAU COUNTY
 GLEN COVE, N.Y.

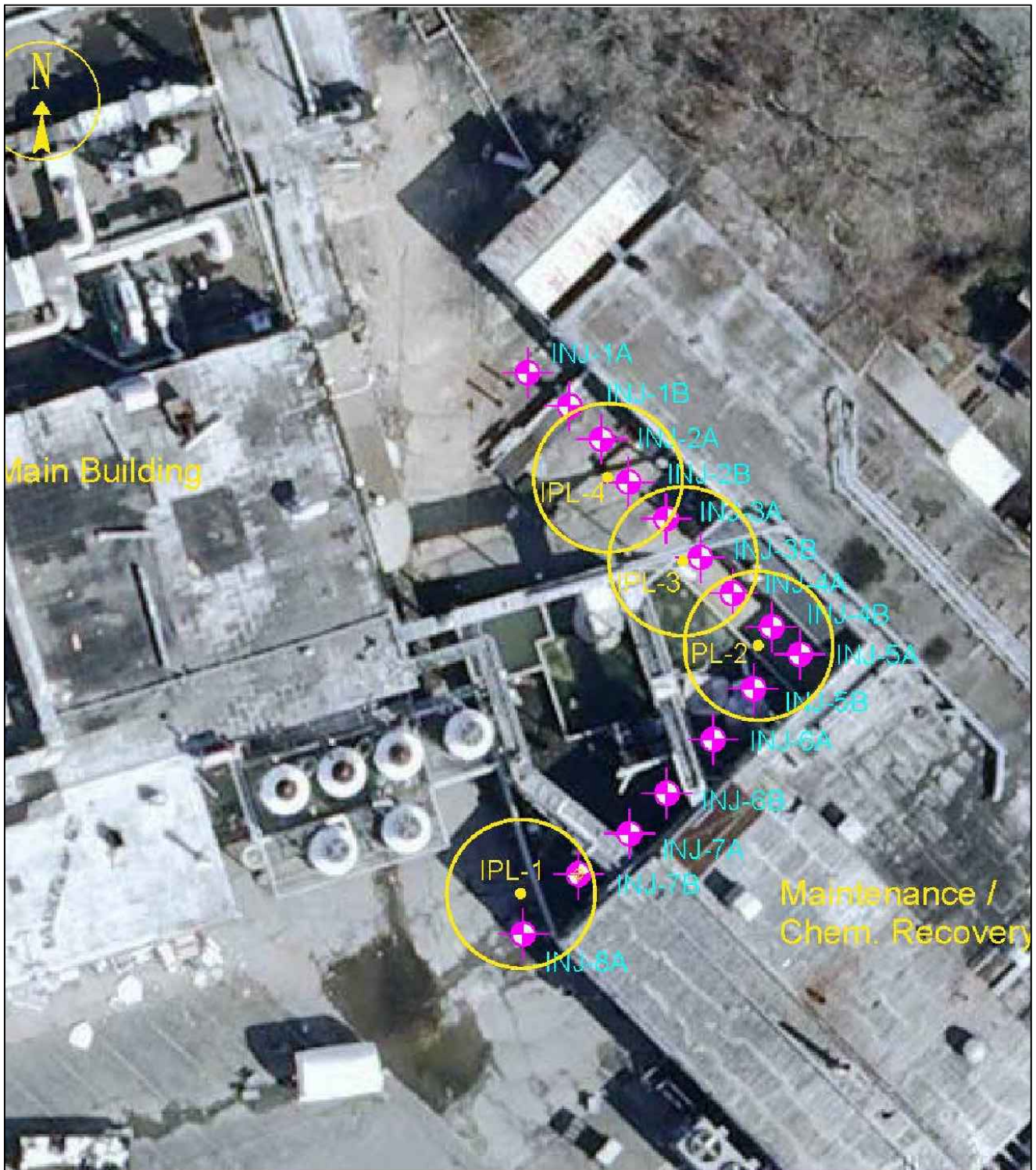
Figure
4
 Project Number
643,001



Proposed Injection Locations (2 total per phase) with Phase 1 & 2 ISCO injection locations



Drawing adapted from Figure 3 presented in August 2012 RemedialAction Work Plan prepared by HRP Engineering, P.C.



SOURCE: TAKEN FROM FIGURE 2 OF TECHNICAL SUBMITTAL PREPARED BY EAR FOR COMPLETING INJECTIONS USING THE BADGER SYSTEM, DATED MAY 10, 2018.

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE SUPERFUND ADMINISTRATIVE ORDERS

The parties to the State Superfund Order (hereinafter "Order") agree to be bound by the following clauses which are hereby made a part of the Order. The word "Respondent" herein refers to any party to the Order, other than the New York State Department of Environmental Conservation (hereinafter "Department").

I. Citizen Participation Plan

Within twenty (20) days after the effective date of this Order, Respondent shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of ECL §27-1417 and 6 NYCRR sections 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Order.

II. Initial Submittal

Within thirty (30) days after the effective date of this Order, Respondent shall submit to the Department a Records Search Report prepared in accordance with Exhibit "B" attached to the Order. The Records Search Report can be limited if the Department notifies Respondent that prior submissions satisfy specific items required for the Records Search Report.

III. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

All activities at the Site that comprise any element of an Inactive Hazardous Waste Disposal Site Remedial Program shall be conducted pursuant to one or more Department-approved work plans ("Work Plan" or "Work Plans") and this Order and all activities shall be consistent with the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), 40 C.F.R. Part 300, as required under CERCLA, 42 U.S.C. § 9600 *et seq.* The Work Plan(s) under this Order shall address both on-Site and off-Site conditions and shall be developed and implemented in accordance with 6 NYCRR § 375-1.6(a), 375-3.6, and 375-6. All Department-approved

Work Plans shall be incorporated into and become enforceable parts of this Order. Upon approval of a Work Plan by the Department, Respondent shall implement such Work Plan in accordance with the schedule contained therein. Nothing in this Subparagraph shall mandate that any particular Work Plan be submitted.

The Work Plans shall be captioned as follows:

1. Site Characterization ("SC") Work Plan: a Work Plan which provides for the identification of the presence of any hazardous waste disposal at the Site;

2. Remedial Investigation/Feasibility Study ("RI/FS") Work Plan: a Work Plan which provides for the investigation of the nature and extent of contamination within the boundaries of the Site and emanating from such Site and a study of remedial alternatives to address such on-site and off-site contamination;

3. Remedial Design/Remedial Action ("RD/RA") Work Plan: a Work Plan which provides for the development and implementation of final plans and specifications for implementing the remedial alternative set forth in the ROD;

4. "IRM Work Plan" if the Work Plan provides for an interim remedial measure;

5. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy; or

6. "Supplemental" if additional work plans other than those set forth in II.A.1-5 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. Respondent may opt to propose one or more additional or supplemental Work Plans (including one or more IRM Work Plans) at any time,

which the Department shall review for appropriateness and technical sufficiency.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan.

i. The Department shall notify Respondent in writing if the Department determines that any element of a Department-approved Work Plan needs to be modified in order to achieve the objectives of the Work Plan as set forth in Subparagraph III.A or to ensure that the Remedial Program otherwise protects human health and the environment. Upon receipt of such notification, Respondent shall, subject to dispute resolution pursuant to Paragraph XV, modify the Work Plan.

ii. The Department may request, subject to dispute resolution pursuant to Paragraph XV, that Respondent submit additional or supplemental Work Plans for the Site to complete the current remedial phase within thirty (30) Days after the Department's written request.

3. A Site Management Plan, if necessary, shall be submitted in accordance with the schedule set forth in the IRM Work Plan or Remedial Work Plan.

4. During all field activities conducted under a Department-approved Work Plan, Respondent shall have on-Site a representative who is qualified to supervise the activities undertaken in accordance with the provisions of 6 NYCRR 375-1.6(a)(3).

5. A Professional Engineer must stamp and sign all Work Plans other than SC or RI/FS Work Plans.

C. Submission of Final Reports and Periodic Reports

1. In accordance with the schedule contained in a Work Plan, Respondent shall submit a final report as provided at 6 NYCRR 375-1.6(b) and a final engineering report as provided at 6 NYCRR 375-1.6(c).

2. Any final report or final engineering report that includes construction activities shall

include "as built" drawings showing any changes made to the remedial design or the IRM.

3. In the event that the final engineering report for the Site requires Site management, Respondent shall submit an initial periodic report by in accordance with the schedule in the Site Management Plan and thereafter in accordance with a schedule determined by the Department. Such periodic report shall be signed by a Professional Engineer or by such other qualified environmental professional as the Department may find acceptable and shall contain a certification as provided at 6 NYCRR 375-1.8(h)(3). Respondent may petition the Department for a determination that the institutional and/or engineering controls may be terminated. Such petition must be supported by a statement by a Professional Engineer that such controls are no longer necessary for the protection of public health and the environment. The Department shall not unreasonably withhold its approval of such petition.

4. Within sixty (60) days of the Department's approval of a Final Report, Respondent shall submit such additional Work Plans as is required by the Department in its approval letter of such Final Report. Failure to submit any additional Work Plans within such period shall be a violation of this Order.

D. Review of Submittals

1. The Department shall make a good faith effort to review and respond in writing to each submittal Respondent makes pursuant to this Order within sixty (60) Days. The Department's response shall include, in accordance with 6 NYCRR 375-1.6(d), an approval, modification request, or disapproval of the submittal, in whole or in part.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Order and shall be implemented in accordance with the schedule contained therein.

ii. If the Department modifies or requests modifications to a submittal, it shall specify the reasons for such modification(s). Within fifteen (15) Days after the date of the Department's written notice that Respondent's submittal has been disapproved, Respondent shall notify the Department of its election in accordance with 6 NYCRR 375-1.6(d)(3). If Respondent elects to modify or accept the Department's modifications to the submittal, Respondent shall make a revised submittal that

incorporates all of the Department's modifications to the first submittal in accordance with the time period set forth in 6 NYCRR 375-1.6(d)(3). In the event that Respondent's revised submittal is disapproved, the Department shall set forth its reasons for such disapproval in writing and Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and its position prevails. Failure to make an election or failure to comply with the election is a violation of this Order.

iii. If the Department disapproves a submittal, it shall specify the reasons for its disapproval. Within fifteen (15) Days after the date of the Department's written notice that Respondent's submittal has been disapproved, Respondent shall notify the Department of its election in accordance with 6 NYCRR 375-1.6(d)(4). If Respondent elects to modify the submittal, Respondent shall make a revised submittal that addresses all of the Department's stated reasons for disapproving the first submittal in accordance with the time period set forth in 6 NYCRR 375-1.6(d)(4). In the event that Respondent's revised submittal is disapproved, the Department shall set forth its reasons for such disapproval in writing and Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and its position prevails. Failure to make an election or failure to comply with the election is a violation of this Order.

2. Within thirty (30) Days after the Department's approval of a final report, Respondent shall submit such final report, as well as all data gathered and drawings and submittals made pursuant to such Work Plan, in an electronic format acceptable to the Department. If any document cannot be converted into electronic format, Respondent shall submit such document in an alternative format acceptable to the Department.

E. Department's Issuance of a ROD

1. Respondent shall cooperate with the Department and provide reasonable assistance, consistent with the Citizen Participation Plan, in soliciting public comment on the proposed remedial action plan ("PRAP"), if any. After the close of the public comment period, the Department shall select a final remedial alternative for the Site in a ROD. Nothing in this Order shall be construed to abridge any rights of Respondent, as provided by law, to judicially challenge the Department's ROD.

2. Respondent shall have 60 days from the date of the Department's issuance of the ROD to notify the Department in writing whether it will

implement the remedial activities required by such ROD. If the Respondent elects not to implement the required remedial activities, then this order shall terminate in accordance with Paragraph XIV.A. Failure to make an election or failure to comply with the election is a violation of this Order.

F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Respondent shall submit a written certification in accordance with 6 NYCRR 375-1.8(h)(3) and 375-3.8(h)(2).

IV. Penalties

A. 1. Respondent's failure to comply with any term of this Order constitutes a violation of this Order, the ECL, and 6 NYCRR 375-2.11(a)(4). Nothing herein abridges Respondent's right to contest any allegation that it has failed to comply with this Order.

2. Payment of any penalties shall not in any way alter Respondent's obligations under this Order.

B. 1. Respondent shall not suffer any penalty or be subject to any proceeding or action in the event it cannot comply with any requirement of this Order as a result of any Force Majeure Event as provided at 6 NYCRR 375-1.5(b)(4). Respondent must use best efforts to anticipate the potential Force Majeure Event, best efforts to address any such event as it is occurring, and best efforts following the Force Majeure Event to minimize delay to the greatest extent possible. "Force Majeure" does not include Respondent's economic inability to comply with any obligation, the failure of Respondent to make complete and timely application for any required approval or permit, and non-attainment of the goals, standards, and requirements of this Order.

2. Respondent shall notify the Department in writing within five (5) Days of the onset of any Force Majeure Event. Failure to give such notice within such five (5) Day period constitutes a waiver of any claim that a delay is not subject to penalties. Respondent shall be deemed to know of any circumstance which it, any entity controlled by it, or its contractors knew or should have known.

3. Respondent shall have the burden of proving by a preponderance of the evidence that (i) the delay or anticipated delay has been or will be

caused by a Force Majeure Event; (ii) the duration of the delay or the extension sought is warranted under the circumstances; (iii) best efforts were exercised to avoid and mitigate the effects of the delay; and (iv) Respondent complied with the requirements of Subparagraph IV.B.2 regarding timely notification.

4. If the Department agrees that the delay or anticipated delay is attributable to a Force Majeure Event, the time for performance of the obligations that are affected by the Force Majeure Event shall be extended for a period of time equivalent to the time lost because of the Force majeure event, in accordance with 375-1.5(4).

5. If the Department rejects Respondent's assertion that an event provides a defense to non-compliance with this Order pursuant to Subparagraph IV.B, Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and Respondent's position prevails.

V. Entry upon Site

A. Respondent hereby consents, upon reasonable notice under the circumstances presented, to entry upon the Site (or areas in the vicinity of the Site which may be under the control of Respondent) by any duly designated officer or employee of the Department or any State agency having jurisdiction with respect to matters addressed pursuant to this Order, and by any agent, consultant, contractor, or other person so authorized by the Commissioner, all of whom shall abide by the health and safety rules in effect for the Site, for inspecting, sampling, copying records related to the contamination at the Site, testing, and any other activities necessary to ensure Respondent's compliance with this Order. Upon request, Respondent shall (i) provide the Department with suitable work space at the Site, including access to a telephone, to the extent available, and (ii) permit the Department full access to all non-privileged records relating to matters addressed by this Order. Raw data is not considered privileged and that portion of any privileged document containing raw data must be provided to the Department. In the event Respondent is unable to obtain any authorization from third-party property owners necessary to perform its obligations under this Order, the Department may, consistent with its legal authority, assist in obtaining such authorizations.

B. The Department shall have the right to take its own samples and scientific measurements and the Department and Respondent shall each have the right to obtain split samples, duplicate samples, or both, of all substances and materials sampled. The

Department shall make the results of any such sampling and scientific measurements available to Respondent.

VI. Payment of State Costs

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Respondent shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR 375-1.5 (b)(3)(i). Failure to timely pay any invoice will be subject to late payment charge and interest at a rate of 9% from the date the payment is due until the date the payment is made.

B. Costs shall be documented as provided by 6 NYCRR 375-1.5(b)(3). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the New York State Department of Environmental Conservation and shall be sent to:

Director, Bureau of Program Management
Division of Environmental Remediation
New York State Department of Environmental
Conservation
625 Broadway
Albany, New York 12233-7012

D. The Department shall provide written notification to the Respondent of any change in the foregoing addresses.

E. If Respondent objects to any invoiced costs under this Order, the provisions of 6 NYCRR 375-1.5 (b)(3)(v) and (vi) shall apply. Objections shall be sent to the Department as provided under subparagraph VI.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to Paragraph IV or the Department may commence an enforcement action for non-compliance with ECL '27-1423 and ECL 71-4003.

VII. Release and Covenant Not to Sue

Upon the Department's issuance of a Certificate of Completion as provided at 6 NYCRR 375-1.9 and 375-2.9, Respondent shall obtain the benefits

conferred by such provisions, subject to the terms and conditions described therein.

VIII. Reservation of Rights

A. Except as provided at 6 NYCRR 375-1.9 and 375-2.9, nothing contained in this Order shall be construed as barring, diminishing, adjudicating, or in any way affecting any of the Department's rights or authorities, including, but not limited to, the right to require performance of further investigations and/or response action(s), to recover natural resource damages, and/or to exercise any summary abatement powers with respect to any person, including Respondent.

B. Except as otherwise provided in this Order, Respondent specifically reserves all rights and defenses under applicable law respecting any Departmental assertion of remedial liability and/or natural resource damages against Respondent, and further reserves all rights respecting the enforcement of this Order, including the rights to notice, to be heard, to appeal, and to any other due process. The existence of this Order or Respondent's compliance with it shall not be construed as an admission of liability, fault, wrongdoing, or breach of standard of care by Respondent, and shall not give rise to any presumption of law or finding of fact, or create any rights, or grant any cause of action, which shall inure to the benefit of any third party. Further, Respondent reserves such rights as it may have to seek and obtain contribution, indemnification, and/or any other form of recovery from its insurers and from other potentially responsible parties or their insurers for past or future response and/or cleanup costs or such other costs or damages arising from the contamination at the Site as may be provided by law, including but not limited to rights of contribution under section 113(f)(3)(B) of CERCLA, 42 U.S.C. § 9613(f)(3)(B).

IX. Indemnification

Respondent shall indemnify and hold the Department, the State of New York, the Trustee of the State's natural resources, and their representatives and employees harmless as provided by 6 NYCRR 375-2.5(a)(3)(i).

X. Public Notice

A. Within thirty (30) Days after the effective date of this Order, Respondent shall provide notice as required by 6 NYCRR 375-1.5(a). Within sixty (60) Days of such filing, Respondent shall provide the

Department with a copy of such instrument certified by the recording officer to be a true and faithful copy.

B. If Respondent proposes to transfer by sale or lease the whole or any part of Respondent's interest in the Site, or becomes aware of such transfer, Respondent shall, not fewer than forty-five (45) Days before the date of transfer, or within forty-five (45) Days after becoming aware of such conveyance, notify the Department in writing of the identity of the transferee and of the nature and proposed or actual date of the conveyance, and shall notify the transferee in writing, with a copy to the Department, of the applicability of this Order. However, such obligation shall not extend to a conveyance by means of a corporate reorganization or merger or the granting of any rights under any mortgage, deed, trust, assignment, judgment, lien, pledge, security agreement, lease, or any other right accruing to a person not affiliated with Respondent to secure the repayment of money or the performance of a duty or obligation.

XI. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in 6 NYCRR 375-2.2(a), which is proposed for the Site, in accordance with the provisions of 6 NYCRR 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

XII. Environmental Easement

A. If a Record of Decision for the Site relies upon one or more institutional and/or engineering controls, Respondent (or the owner of the Site) shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36, and 6 NYCRR 375-1.8(h)(2). Upon acceptance of the Environmental Easement by the State, Respondent shall comply with the requirements of 6 NYCRR 375-1.8(h)(2).

B. If the ROD provides for no action other than implementation of one or more institutional controls, Respondent shall cause an environmental easement to be recorded under the provisions of Subparagraph XII.A.

C. If Respondent does not cause such environmental easement to be recorded in accordance with 6 NYCRR 375-1.8(h)(2), Respondent will not

be entitled to the benefits conferred by 6 NYCRR 375-1.9 and 375-2.9 and the Department may file an Environmental Notice on the site.

XIII. Progress Reports

Respondent shall submit a written progress report of its actions under this Order to the parties identified in Subparagraph IV.A.1 of the Order by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination date as set forth in Paragraph XIV, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Respondent in connection with this Site, whether under this Order or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

XIV. Termination of Order

A. This Order will terminate upon the earlier of the following events:

1. Respondent's election in accordance with Paragraph III.E.2 not to implement the remedial activities required pursuant to the ROD. In the event of termination in accordance with this Subparagraph, this Order shall terminate effective the 5th Day after the Department's receipt of the written notification, provided, however, that if there are one or more Work Plan(s) for which a final report has not been approved at the time of Respondent's notification of its election not to implement the remedial activities in accordance with the ROD, Respondent shall complete the activities required by such previously approved Work Plan(s) consistent with the schedules contained therein. Thereafter, this Order shall terminate effective the 5th Day after the Department's approval of the final report for all previously approved Work Plans; or

2. The Department's written determination that Respondent has completed all phases of the

Remedial Program (including Site Management), in which event the termination shall be effective on the 5th Day after the date of the Department's letter stating that all phases of the remedial program have been completed.

B. Notwithstanding the foregoing, the provisions contained in Paragraphs VI and IX shall survive the termination of this Order and any violation of such surviving Paragraphs shall be a violation of this Order, the ECL, and 6 NYCRR 375-2.11(a)(4), subjecting Respondent to penalties as provided under Paragraph IV so long as such obligations accrued on or prior to the Termination Date.

C. If the Order is terminated pursuant to Subparagraph XIV.A.1, neither this Order nor its termination shall affect any liability of Respondent for remediation of the Site and/or for payment of State Costs, including implementation of removal and remedial actions, interest, enforcement, and any and all other response costs as defined under CERCLA, nor shall it affect any defenses to such liability that may be asserted by Respondent. Respondent shall also ensure that it does not leave the Site in a condition, from the perspective of human health and environmental protection, worse than that which existed before any activities under this Order were commenced. Further, the Department's efforts in obtaining and overseeing compliance with this Order shall constitute reasonable efforts under law to obtain a voluntary commitment from Respondent for any further activities to be undertaken as part of a Remedial Program for the Site.

XV. Dispute Resolution

A. In the event disputes arise under this Order, Respondent may, within fifteen (15) Days after Respondent knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to this Order.

C. Nothing contained in this Order shall be construed to authorize Respondent to invoke dispute resolution with respect to the remedy selected by the Department in the ROD or any element of such remedy, nor to impair any right of Respondent to seek judicial review of the Department's selection of any remedy.

XVI. Miscellaneous

A. Respondent agrees to comply with and be bound by the provisions of 6 NYCRR Subparts 375-1 and 375-2; the provisions of such Subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Order to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Order.

B. The Department may exempt Respondent from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Order in accordance with 6 NYCRR 375-1.12(b), (c), and (d).

C. 1. Respondent shall use best efforts to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Respondent's obligations under this Order, including all Department-approved Work Plans and the schedules contained therein. If, despite Respondent's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Respondent shall promptly notify the Department and include a summary of the steps taken. The Department may, as it deems appropriate and within its authority, assist Respondent in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Respondent to modify the Work Plan pursuant to 6 NYCRR 375-1.6(d)(3) to reflect changes necessitated by Respondent's inability to obtain such interest.

D. The paragraph headings set forth in this Order are included for convenience of reference only and shall be disregarded in the construction and interpretation of any provisions of this Order.

E. 1. The terms of this Order shall constitute the complete and entire agreement between the Department and Respondent concerning the implementation of the activities required by this Order. No term, condition, understanding, or agreement purporting to modify or vary any term of this Order shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Respondent of Respondent's obligation to obtain such formal approvals as may be required by this

Order. In the event of a conflict between the terms of this Order and any Work Plan submitted pursuant to this Order, the terms of this Order shall control over the terms of the Work Plan(s). Respondent consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Order.

2. i. Except as set forth herein, if Respondent desires that any provision of this Order be changed, Respondent shall make timely written application to the Commissioner with copies to the parties listed in Subparagraph IV.A.1.

ii. If Respondent seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1.

iii. Requests for a change to a time frame set forth in this Order shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Respondent promptly.

F. 1. If there are multiple parties signing this Order, the term "Respondent" shall be read in the plural, the obligations of each such party under this Order are joint and several, and the insolvency of or failure by any Respondent to implement any obligations under this Order shall not affect the obligations of the remaining Respondent(s) under this Order.

2. If Respondent is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Order are joint and several and the insolvency or failure of any general partner to implement any obligations under this Order shall not affect the obligations of the remaining partner(s) under this Order.

3. Notwithstanding the foregoing Subparagraphs XVI.F.1 and 2, if multiple parties sign this Order as Respondents but not all of the signing parties elect to implement a Work Plan, all Respondents are jointly and severally liable for each and every obligation under this Order through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Respondents electing to perform additional work shall be jointly and severally liable under this Order for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Order relative to the activities

set forth in such Work Plan(s). Further, only those Respondents electing to implement such additional Work Plan(s) shall be eligible to receive the release and covenant not to sue referenced in Paragraph VII.

G. Respondent shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL 27-1421(6) and 6 NYCRR 375-1.5(b)(5).

H. Unless otherwise expressly provided herein, terms used in this Order which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

I. Respondent's obligations under this Order represent payment for or reimbursement of response costs, and shall not be deemed to constitute any type of fine or penalty.

J. Respondent and Respondent's successors and assigns shall be bound by this Order. Any change in ownership or corporate status of Respondent shall in no way alter Respondent's responsibilities under this Order.

K. This Order may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.