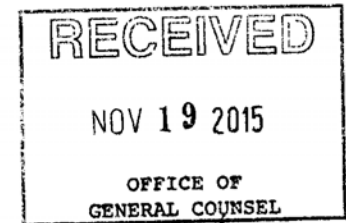


VIRGINIA C. ROBBINS, ESQ.  
[vrobbs@bsk.com](mailto:vrobbs@bsk.com)  
P: 315.218.8182

November 18, 2015

**VIA UPS OVERNIGHT DELIVERY**

Andrew Guglielmi, Esq.  
Associate Attorney  
Bureau of Remediation  
New York State Department of Environmental Conservation  
Office of General Counsel  
625 Broadway, 14th Floor  
Albany, NY 12233-1500



Re: *Extinguishment and Release of Environmental Easement and Recording of  
Environmental Easement  
Site Name: Pall Corporation  
Site Number: 130053B*

Dear Mr. Guglielmi:

Enclosed please find for the Department's records a copy of the following documents relating to the Pall Corporation site in Glen Cove, Nassau County:

1. Extinguishment and Release of Environmental Easement dated August 12, 2015 that was recorded in the Nassau County Clerk's Office on October 9, 2015;
2. Environmental Easement dated August 12, 2015 that was recorded in the Nassau County Clerk's Office on October 14, 2015;
3. Municipal notices with corresponding return receipts sent to the Nassau County Executive, the Town Supervisor for the Town of Oyster Bay and the Mayor of the City of Glen Cove, each mailed on October 29, 2015.

If you have any questions, please call. Thank you.

Sincerely,

BOND, SCHOENECK & KING, PLLC

  
Virginia C. Robbins

VCR/sm  
Enclosures

Andrew Guglielmi, Esq.  
November 18, 2015  
Page 2

cc (with enclosures):  
Rosalie K. Rusinko, Esq., NYSDEC  
Environmental Easement Attorney, NYSDEC

Official Receipt for Recording in:

Nassau County Clerk  
240 Old County Road  
Mineola, NY 11501

Issued To:  
BOND SCHOENECK  
MINEOLA NY 11501

Recording Fees

Filing Type	Number	Volm	Page	Time	Recording Amount
006 - AGREEMENT	00013713	13271	00047	03:51:30p	65.00
CU CULTURAL EDUCATION				14.25	
CV CULTURAL ED COUNTY				.75	
FA Flat rate .25				.25	
FI Flat rate 4.75				4.75	
KC Page 1 @ 8.00, 3.00				45.00	
OR-PEOPLE OF STATE OF NEW YORK					
IN-PALL CORP					
Blocks	00013713			03:51:30p	150.00
Blocks				150.00	
Tax Affidavit TP 584	00013713			03:51:30p	5.00
FH CPLR 8021				5.00	
RN - REFUND NOT MADE				03:51:30p	5.00
MI Misc Revenue				5.00	
					225.00

Collected Amounts

Payment Type	Amount
Check 2453	225.00
	225.00

Total Received : 225.00  
Less Total Recordings: 225.00  
Change Due : .00

Thank You  
MAUREEN O'CONNELL - County Clerk

By - 001 LS

Receipt# Date Time  
0008197 10/09/2015 03:51p

**EXTINGUISHMENT AND RELEASE  
OF ENVIRONMENTAL EASEMENT**

This EXTINGUISHMENT AND RELEASE OF ENVIRONMENTAL EASEMENT is made as of this 12 day of August, 2015, by the People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or "Department") with its headquarters located at 625 Broadway, Albany, New York 12233. The Department has the authority to extinguish an environmental easement pursuant to the Environmental Conservation Law Article 71, Title 36 (ECL § 71-3605).


**RECITALS**

- A. The Department and Pall Corporation (the "Grantor") entered into that certain Environmental Easement ("Easement Agreement") dated as of July 18, 2011 and recorded in the Land Records of the Nassau County Clerk on August 26, 2011 in Book of Deeds 12752 at pages 363-373. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
- B. The Grantor is the owner of certain real property located at the address of 30 Sea Cliff Avenue in the City of Glen Cove, Nassau County, New York known and designated on the tax map of the City of Glen Cove as tax map parcel number section 21 block H lots 37, 273, 314 and 320, being the same as that property conveyed to Grantor by deed on February 1, 1985, and recorded in the Land Records of the Nassau County Clerk at Page 882, Liber 9617 of Deeds, comprised of approximately 3.69 +/- acres, described on Exhibit A.
- C. The Grantor entered into the Easement Agreement pursuant to the terms of a Partial Consent Decree, Case No. 2:09-cv-04126-LDW-ETB, entered by the Clerk of the United States District Court for the Eastern District of New York on October 23, 2009. A Second Partial Consent Decree in this case was entered by the Clerk of the United States District Court for the Eastern District of New York on June 2, 2015 which together with the Partial Consent Decree is the Consent Decree. The Consent Decree requires the termination of the Easement Agreement and the grant of a replacement Environmental Easement which is consistent with the terms of the Consent Decree.
- D. Pursuant to Section 1, 2, 3, and 5 of the Easement Agreement, the Grantor granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.
- E. Pursuant to Section 9 of the Easement Agreement, the Department desires to terminate and release the Easement Agreement.

## **TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT**

1. The above recitals are hereby incorporated into this Termination and Release of Environmental Easement.
2. The Department confirms that the date hereof is the "Termination Date" and the Department accordingly hereby terminates and releases the property as described in Exhibit A.
3. This Termination and Release of Environmental Easement inures to and binds the Department and its successors and assigns.
4. This Termination and Release of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

**THIS TERMINATION AND RELEASE OF THE ENVIRONMENTAL EASEMENT IS  
HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK**, Acting By  
and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:   
Robert W. Schick, P.E., Director  
Division of Environmental Remediation

**Grantee's Acknowledgment**

STATE OF NEW YORK     )  
                                      ) ss:  
COUNTY OF ALBANY     )

On the 12<sup>th</sup> day of August, in the year 2013<sup>5</sup>, before me, the undersigned,  
personally appeared Robert W. Schick, personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within  
instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as  
Designee of Commissioner of the State of New York Department of Environmental  
Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon  
behalf of which the individual acted, executed the instrument.

  
Notary Public - State of New York

PATRICK EUGENE FOSTER  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN KINGS COUNTY  
NO. 02FO6278032  
COMMISSION EXPIRES 03/18/2017

## EXHIBIT A

(Surveyor's Description from the Land Title Survey)

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of Glen Cove, Town of Oyster Bay, County of Nassau State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Sea Cliff Avenue and the southwesterly side of Glen Cove Arterial Highway;

RUNNING THENCE South 84 degrees 57 minutes West along the northerly side of Sea Cliff Avenue, 399.29 feet;

RUNNING THENCE North 37 degrees 31 minutes East 23.73 feet;

RUNNING THENCE North 30 degrees 33 minutes West 140.28 feet;

RUNNING THENCE North 32 degrees 45 minutes West 189.12 feet;

RUNNING THENCE North 84 degrees 54 minutes East 101.36 feet;

RUNNING THENCE North 5 degrees 06 minutes West 367.16 feet to land now or formerly of New York Water Company;

RUNNING THENCE North 86 degrees 32 minutes East 80.48 feet to the southwesterly side of Glen Cove Arterial Highway;

RUNNING THENCE southeasterly along the southwesterly side of Glen Cove Arterial Highway along the arc of a curve having a radius of 1675 feet and subtended by chord 576.92 feet in length and bearing South 29 degrees 57 minutes 07 seconds East for a distance of 579.80 feet;

RUNNING THENCE South 13 degrees 28 minutes East 6.56 feet;

RUNNING THENCE North 84 degrees 57 minutes East 4.05 feet to the southwesterly side of Glen Cove Arterial Highway;

RUNNING THENCE South 39 degrees 52 minutes 38 seconds East along the southwesterly side of Glen Cove Arterial Highway 178.82 feet to the northerly side of Sea Cliff Avenue, to the point of beginning, containing 3.69 acres more or less.

TOGETHER with all right, title and interest of the party of the first part, in and to the land lying in the street in front of and adjoining said premises.

Note: This description is intended to describe the same property as conveyed in Liber 9617 Page 882. A distance in this description differs from the Schedule 'A' description shown hereon based upon boundary evidence and calculations in order to create a mathematical closure.

Official Receipt for Recording in:

Nassau County Clerk  
240 Old County Road  
Mineola, NY 11501

Issued To:

BOND SCHOENECK

MINEOLA NY 11501

Recording Fees

Filing Type	Number	Volm	Page	Time	Recording Amount
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006 - AGREEMENT					
	00014467	13271	00912	02:56:51p	90.00
CU	CULTURAL EDUCATION			14.25	
CV	CULTURAL ED COUNTY			.75	
FA	Flat rate	.25		.25	
FI	Flat rate	4.75		4.75	
KC	Page 1 @ 8.00, 3.00			70.00	
DR-PALL CORP					
IN-PEOPLE OF STATE OF NY					

Blocks	00014467			02:56:51p	150.00
Blocks				150.00	

Tax Affidavit TP 584					
	00014467			02:56:51p	5.00
FH	CPLR 8021			5.00	

Tax-Transfer					
	00014467	13271	00912	02:56:51p	.00
DR-PALL CORP					
IN-PEOPLE OF STATE OF NY					

R04 - CERTIFICATION					
				02:56:51p	5.20
KH	certify prepared cop			5.20	

250.20

Collected Amounts

Payment Type	Amount
--------------	--------

Cash	0.20
Check	250.00
	250.20

Total Received :	250.20
Less Total Recordings:	250.20
Change Due :	.00

Thank You  
MAUREEN O'CONNELL - County Clerk

By - 001 LS

Receipt# Date Time  
0011057 10/14/2015 02:56p



Nassau County  
Maureen O'Connell  
County Clerk  
Mineola, NY 11501



60 2015 00014467

Instrument Number: 2015- 00014467

Recorded On: October 14, 2015

As  
D06 - AGREEMENT

Billable Pages: 9

Recorded By: BOND SCHOENECK

Num Of Pages: 10

Comment:

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

D06 - AGREEMENT	90.00	Blocks	150.00	Tax Affidavit TP 584	5.00
Recording Charge:	245.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	RE 5350	Basic	0.00 Spec ADDL SONYMA 0.00
GLEN COVE				Local NY CITY	0.00 Spec ASST 0.00
				Additional MTA	0.00 Transfer 0.00
Tax Charge:	0.00				

Party Names--(All names may not be included. See the filed document  
Direct Party--Grantor/Mortgagor/etc  
PALL CORP

Party Names--(All names may not be included. See the filed document  
Reverse Party--Grantee/Mortgagee/etc  
PEOPLE OF STATE OF NY

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	21	H	37		GLEN COVE
1	21	H	273		GLEN COVE
1	21	H	314		GLEN COVE
1	21	H	320		GLEN COVE
1	21	H	30		GLEN COVE

**\*\* 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: 2015- 00014467  
Receipt Number: 11057  
Recorded Date/Time: October 14, 2015 02:56:51P  
Book-Vol/Pg: Bk-D VI-13271 Pg-912  
Cashier / Station: 0 LS / NCCL-GTLXMN1

**Record and Return To:**

VIRGINIA C ROBBINS ESQ  
BOND SCHOENECK & KING PLLC  
ONE LINCOLN CENTER  
SYRACUSE NY 13202



*Maureen O'Connell*  
County Clerk Maureen O'Connell

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36  
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 12<sup>th</sup> day of August, 2015, between Owner(s), **Pall Corporation**, having an office at ) 25 Harbor Park Drive, Port Washington, New York 11050 (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of environmental easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and of ensuring the potential restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

**WHEREAS**, the Legislature of the State of New York has declared that environmental easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

**WHEREAS**, Grantor, is the owner of real property located at the address of 30 Sea Cliff Avenue in the City of Glen Cove, Nassau County, New York known and designated on the tax map of the City of Glen Cove as tax map parcel number section 21 block H lots 37, 273, 314 and 320, being the same as that property conveyed to Grantor by deed on February 1, 1985, and recorded in the Land Records of the Nassau County Clerk at page 882, liber 9617 of Deeds, comprised of approximately 3.69 acres, and hereinafter more fully described in the Land Title Survey dated December 30, 2009 and revised on March 5, 2010 prepared by Nussbaumer & Clarke, Inc., which will be attached to the Site Management Plan. The property description (the "Controlled Property") is set forth in and attached hereto and made a part hereof as Schedule A; and

**WHEREAS**, the Commissioner does hereby acknowledge that the Department accepts this Environmental Easement in order to ensure the protection of human health and the environment and to achieve the requirements for remediation established at this Controlled

Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36.

**NOW THEREFORE**, in consideration of the covenants and mutual promises contained herein and the terms and conditions of the Partial Consent Decree and the Second Partial Consent Decree, Case No. 2:09-cv-04126-LDW-ETB, entered by the Clerk of the United States District Court for the Eastern District of New York (collectively, the "Consent Decree"), Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The following controls apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees, and any person using the Controlled Property:

A. The Controlled Property may be used for commercial or industrial use as long as the following long-term engineering controls are employed:

- (i) the use of the groundwater underlying the Controlled Property for any purpose, including but not limited to, potable, process or irrigation water, is prohibited without the implementation of necessary water quality treatment as determined by the Nassau County Department of Health; and
- (ii) annual inspections and annual certifications of the Controlled Property, that certify that any Institutional and Engineering controls set forth in this Environmental Easement and in the Site Management Plan approved by the Department are working properly and are unchanged from the previous certification and that nothing has occurred that impairs the ability of the control to protect public health or the environment and that usage of Controlled Property has not changed; and
- (iii) an active sub-slab depressurization system (or other exposure barrier or mechanism acceptable to the NYSDEC) must be installed in any buildings developed or constructed on the Controlled Property for so long as the mitigation of soil vapor intrusion from a building's sub-slab is necessary; and
- (iv) soil characterization and disposal/reuse of any excavated soils in accordance with NYSDEC regulations.

Additionally, the Grantor hereby acknowledges that the NYSDEC will develop (after the final engineering report is completed) the Site Management Plan ("SMP"), which may include additional institutional controls and engineering controls. The SMP will distinguish the Department's SMP obligations at the Controlled Property from the Grantor's SMP obligations at the Controlled Property. The Grantor, as obligated by the Consent Decree, assumes on behalf of Grantor, its successors and assigns the Grantor's obligations described in the SMP, except that Grantor, its successors and assigns shall have no obligations under the SMP with respect to implementation of any remedial actions relative to "Covered Matters," as this term is defined in the Consent Decree, for which Grantor received a release, discharge and covenant not to sue under the Consent Decree ("Grantor's Limited SMP Obligations"). Notwithstanding the above referenced limitations, with respect to any institutional controls or engineering controls developed in accordance with the Records of Decision for OU No. 1 and OU No. 2, Grantor and its successors and assigns must comply with 6 NYCRR 375-1.11(b). The Grantor's assumption of the Grantor's Limited SMP Obligations, with respect to items (i) through (iv) above, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. Upon notice of not less than thirty (30) days, the Department in exercise of its discretion and consistent with applicable law may revise the SMP. The notice shall be a final agency determination. The Grantor and all successors and assigns assume the burden of complying with the Grantor's Limited SMP Obligations and obtaining an up-to-date version of the SMP from:

Site Control Section  
Division of Environmental Remediation  
NYS DEC  
625 Broadway  
Albany, NY 12233

B. Grantor or its successor and assigns that retain or acquire an ownership interest in the Controlled Property, must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department has developed for the Controlled Property and all Department-approved amendments to that SMP.

C. The Controlled Property may not be used for a higher level of use such as **restricted residential** use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

D. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.**

E. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

F. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Controlled Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, subject and subordinate to this Environmental Easement.

5. Enforcement

A. This environmental easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this environmental easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach. Grantor shall then have a reasonable amount of time from receipt of such notice to cure. At the expiration of said second period, Grantee may commence any proceedings

and take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement in accordance with applicable law to require compliance with the terms of this Environmental Easement.

C. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental Easement.

6. Notice. Whenever notice to the State (other than the annual certification) or approval from the State is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County Nassau, NYSDEC Site Number 1-30-053B, NYSDEC Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:      Site Number: 130053B  
Office of General Counsel  
NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to:      Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, or by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. This environmental easement may be amended only by an amendment executed by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This environmental easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the

obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Grantor's Name

By: Jerome L. Hanifer

Title: Vice President, Trade Compliance and Security Date: July 14, 2015

**Grantor's Acknowledgment**

STATE OF NEW YORK )

) ss:

COUNTY OF NASSAU )

On the 14th day of July, in the year 2015, before me, the undersigned, personally appeared Jerome Hanifer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name 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.

Mary Harkins

Notary Public - State of New York

MARY HARKINS

Notary Public, State of New York


01HA6031268

Qualified in Nassau County

My Commission Expires September 27, 2017

**THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK**, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:

  
Robert W. Schick, P.E., Director  
Division of Remediation

**Grantee's Acknowledgment**

STATE OF NEW YORK     )  
                                      ) ss:  
COUNTY OF ALBANY     )

On the 12<sup>th</sup> day of August, in the year 2015, before me, the undersigned, personally appeared Robert Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public - State of New York

PATRICK EUGENE FOSTER  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN KINGS COUNTY  
NO. 02FO6278032  
COMMISSION EXPIRES 03/18/2017



## SCHEDULE "A"

(Surveyor's Description from the Land Title Survey)

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of Glen Cove, Town of Oyster Bay, County of Nassau State of New York, more particularly bounded and described as follows:

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RUNNING THENCE North 37 degrees 31 minutes East 23.73 feet;

RUNNING THENCE North 30 degrees 33 minutes West 140.28 feet;

RUNNING THENCE North 32 degrees 45 minutes West 189.12 feet;

RUNNING THENCE North 84 degrees 54 minutes East 101.36 feet;

RUNNING THENCE North 5 degrees 06 minutes West 367.16 feet to land now or formerly of New York Water Company;

RUNNING THENCE North 86 degrees 32 minutes East 80.48 feet to the southwesterly side of Glen Cove Arterial Highway;

RUNNING THENCE southeasterly along the southwesterly side of Glen Cove Arterial Highway along the arc of a curve having a radius of 1675 feet and subtended by chord 576.92 feet in length and bearing South 29 degrees 57 minutes 07 seconds East for a distance of 579.80 feet;

RUNNING THENCE South 13 degrees 28 minutes East 6.56 feet;

RUNNING THENCE North 84 degrees 57 minutes East 4.05 feet to the southwesterly side of Glen Cove Arterial Highway;

RUNNING THENCE South 39 degrees 52 minutes 38 seconds East along the southwesterly side of Glen Cove Arterial Highway 178.82 feet to the northerly side of Sea Cliff Avenue, to the point of beginning, containing 3.69 acres more or less.

TOGETHER with all right, title and interest of the party of the first part, in and to the land lying in the street in front of and adjoining said premises.

Note: This description is intended to describe the same property as conveyed in Liber 9617 Page 882. A distance in this description differs from the Schedule 'A' description shown hereon based upon boundary evidence and calculations in order to create a mathematical closure.

Record + Return to:

Virginia C. Robbins, Esq.  
Bond, Schoeneck + King, PLLC

One Lincoln Center  
Syracuse, N.Y. 13202

Environmental Easement Page 8

STATE OF NEW YORK  
COUNTY OF NASSAU  
COUNTY CLERK'S OFFICE }

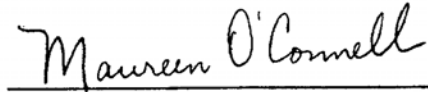
SS:

I, MAUREEN O'CONNELL, County Clerk of the County of Nassau and  
the Supreme and County Courts, Courts of Record thereof,  
DO HEREBY CERTIFY, that I have compared the annexed with the  
original

EASEMENT LIBER 13271 PG 912

FILED AND RECORDED in my office 10-14-15 and the same is a true  
transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
the official seal of said County at Mineola, N.Y. this 14TH day of OCTOBER  
2015.

  
\_\_\_\_\_  
County Clerk

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1. Article Addressed to:

Hon. Edward P. Mangano  
Nassau County Executive  
1550 Franklin Avenue  
Mineola, NY 11501

2. Article Number  
(Transfer from service label)

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October 29, 2015

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Hon. Edward P. Mangano  
Nassau County Executive  
Office of the County Executive  
1550 Franklin Avenue  
Mineola, NY 11501

Re: *Pall Corporation*  
*Environmental Easement – 30 Sea Cliff Avenue, Glen Cove, NY*

Dear Mr. Mangano:

Our firm represents Pall Corporation ("Pall"), which owns real property in the City of Glen Cove located at 30 Sea Cliff Avenue. On behalf of Pall, attached please find a copy of an "Extinguishment and Release of Environmental Easement," terminating an environmental easement dated July 18, 2011, affecting the Pall property. The Extinguishment and Release of Environmental Easement was granted by the Commissioner of the New York State Department of Environmental Conservation (the "Department"):

on: August 12, 2015  
for property at: 30 Sea Cliff Avenue, City of Glen Cove, Nassau County, New York,  
Tax Map No.: Section 21, Block H Lots 37, 273, 314 and 320,  
NYSDEC Site No: 1-30-053B.

Also attached please find a copy of an "Environmental Easement" granted to the New York State Department of Environmental Conservation ("Department"):

on: August 12, 2015  
by: Pall Corporation  
for property at: 30 Sea Cliff Avenue, City of Glen Cove, Nassau County, New York,  
Tax Map No.: Section 21, Block H Lots 37, 273, 314 and 320,  
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Both the Extinguishment and Release of Environmental Easement and the Environmental Easement were recorded by Pall in the Nassau County Clerk's Office on October 9 and October 14, 2015, respectively.

The Environmental Easement dated August 12, 2015 restricts future use of the 30 Sea Cliff Avenue property to restricted commercial or industrial uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan, which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the Department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the Department and refer such application to the Department. The Department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the Department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>.

Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law.

If you have any questions or comments regarding this matter, please do not hesitate to contact me.

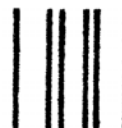
Very truly yours,

BOND, SCHOENECK & KING, PLLC

  
Virginia C. Robbins

Attachments

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Syracuse, NY 13203

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1. Article Addressed to:

Hon. John Venditto  
Town Supervisor  
Town of Oyster Bay  
54 Audrey Ave.  
Oyster Bay, NY 11771

2. Article Number

(Transfer from service label)

7012 3050 0002 0356 9496

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October 29, 2015

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Town Supervisor  
Town of Oyster Bay  
54 Audrey Ave.  
Oyster Bay, NY 11771

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Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law.

If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

BOND, SCHOENECK & KING, PLLC

  
Virginia C. Robbins

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## 1. Article Addressed to:

Hon. Reginald Spivey  
 Mayor  
 City of Glen Cove  
 9 Glen St. Room 305  
 Glen Cove, ny 11542

2. Article Number  
 (Transfer from service label)

7012 3050 0002 0356 9489

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

*Robert J. Moring*

- ☐ Agent  
☐ Address

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*Robert J. Moring*

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☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

October 29, 2015

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Hon. Reginald Spinello  
Mayor  
City of Glen Cove  
9 Glen St., Room 305  
Glen Cove, NY 11542

Re: *Pall Corporation*  
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Very truly yours,

BOND, SCHOENECK & KING, PLLC

  
Virginia C. Robbins

Attachments