

Original

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
STATE SUPERFUND PROGRAM
ECL §27-1301 *et seq.*

In the Matter a Remedial Program for

**ORDER ON CONSENT AND
ADMINISTRATIVE
SETTLEMENT**

DEC Site Name: Peerless Photo Products Site
DEC Site No.: I52031
Site Address: 4 Randall Road, Village of
Shoreham, Town of Brookhaven, Suffolk County,
New York

**Index No. CO 1-20191204-
286**

Hereinafter referred to as "Site"

by: Friends of Science East, Inc. DBA Tesla
Science Center at Wardencllyffe

Hereinafter referred to as "Respondent"

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.

C. This Order is issued pursuant to the Department's authority under, *inter alia*, ECL Article 27, Title 13 and ECL 3-0301, and resolves Respondent's liability to the State as provided at 6 NYCRR 375-1.5(b)(5).
2. The Site is currently listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State as Site Number 152031 with a Classification of 04 pursuant to ECL 27-1305.

3. Agfa Corporation executed an Order on Consent for the development and implementation of a Remedial Program for the Site (Index No. W 1 - 1016-04-08) dated January 20, 2005 (the "2005 Order"). This Order does not supersede or otherwise alter the obligations of Agfa Corporation under the 2005 Order. The 2005 Order is attached as Exhibit "A1".

4. The Department issued a Record of Decision for the Site dated June 2004 (the "2004 ROD"). The Department selected "excavation, off-site disposal, on-Site reuse, in *situ* stabilization and long term groundwater monitoring" as the remedy for the Site. An element of the ROD, requires the "development of a site management plan to address residual contaminated soils that may be excavated during future activities at the site." Pursuant to the 2005 Order, the Department approved a Site Management Plan for the Site dated August 2008 as may be amended. Agfa Corporation recorded an Environmental Easement (EE) for the Site dated March 19, 2009.

5. Respondent wishes to engage in on-Site redevelopment activities which will require Department approval and oversight pursuant to 6 NYCRR 375-2.11(a)(1)(iii). These activities include, but may not be limited to, demolition, construction and installation of sanitary and storm water pools at the Site.

6. Respondent 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 of hazardous waste at or from the Site; and/or (iii) an acknowledgment that a release or threatened release of hazardous waste at or from the Site constitutes a significant threat to the public health or environment.

7. Solely with regard to the matters set forth below, Respondent 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. Respondent consents to and agrees not to contest the authority or jurisdiction of the Department to issue or enforce this Order, and agrees not to contest the validity of this Order or its terms or the validity of data submitted to the Department by Respondent pursuant to this Order.

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

I. Real Property

The Site subject to this Order has been assigned number I52031, consists of approximately 16.54 acres, and is as follows:

Subject Property Description (A Map of the Site is attached as Exhibit "A")

Tax Map/Parcel No.: Section 080 Block 04.00 Lot 031.0; Section 079 Block 04.00 Lot 001.0; Section 080 Block 04.00 Lot 046.0
4 Randall Road, Village of Shoreham, Town of Brookhaven, Suffolk County, New York
Owner: Friends of Science East, Inc.

II. Initial Work Plan

Respondent shall submit a Supplemental Investigation Work Plan for the demolition of building(s) slabs, ground intrusive activity/soil excavation on the Site and the management, characterization and proper disposal of the excavated soil within thirty (30) days after the effective date of this Order.

III. Payment of State Costs

Respondent shall be billed for costs incurred from and inclusive of November 14, 2019 in accordance with 6 NYCRR 375-1.5(b)(3). The Department will designate a separate time and activity code for work associated with the Site under this Consent Order. Agfa Corporation is responsible for its own bills under the 2005 Order.

Invoices shall be sent to Respondent at the following address(es):

Friends of Science East, Inc. DBA Tesla Science Center at Wardencllyffe
PO Box 552
Shoreham, NY, USA 11786
Attention: Douglas Borge

IV. Communications

A. All written communications required by this Consent Order shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Respondent shall be sent to:

Girish Desai (1 hard copy (unbound for work plans) & 1 electronic copy)
New York State Department of Environmental Conservation
Division of Environmental Remediation
SUNY@Stony Brook, 50 Circle Road
Stony Brook, NY 11790-3409
girish.desai@dec.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, N.Y. 12237
christine.vooris@health.ny.gov

Alali Tamuno, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
100 Hillside Avenue, Suite 1W
White Plains, N.Y. 10603
alali.tamuno@dec.ny.gov

2. Communication from the Department to Respondent shall be sent to:

Friends of Science East, Inc. DBA Tesla Science Center at Wardenclyffe
PO Box 552
Shoreham, NY, USA 11786
Attention: Douglas Borge

Frederick Eisenbud, Esq.
Campolo, Middleton & McCormick, LLP
4175 Veterans Memorial Highway, Suite 400
Ronkonkoma, New York 11779

Gary Rozmus
GEI Consultants, Inc., P.C.
110 Walt Whitman Road, Suite 204
Huntington Station, NY 11746

B. The Department and Respondent reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Respondent provide more than one paper copy of any work plan or report.

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

V. Miscellaneous

A. Appendix A - "Standard Clauses for All New York State, State Superfund Orders" is attached to and hereby made a part of this Order as if set forth fully herein.

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

C. As there is ongoing site management at the Site, Respondent must coordinate any proposed work with Agfa Corporation prior to submitting a draft work plan to the Department to allow Agfa Corporation to evaluate how the proposed work might impact the ongoing site management at the Site and for Agfa Corporation to conduct any work to be done by Agfa Corporation pursuant to the 2005 Order.

D. A Certificate of Completion provided in 6 NYCRR Section 375-1.9 and 375-2.9 will not be issued under this Order. The Respondent may request that the Department issue a Satisfactory Completion letter for work conducted under a Department-approved Work Plan under this Order upon the Department's determination that no further action under the Department-approved Work Plan for which a final report has been submitted is required.

E. The effective date of this Order is the 10th day after it is signed by the Commissioner or the Commissioner's designee.

DATED: OCT 15 2020

BASIL SEGGOS
COMMISSIONER
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: 

Michael Ryan, Director
Division of Environmental Remediation

CONSENT BY RESPONDENT

Respondent hereby consents to the issuing and entering of this Consent Order, waives Respondent's right to a hearing herein as provided by law, and agrees to be bound by this Consent Order.

Friends of Science East, Inc. DBA Tesla Science Center at Wardenclyffe

By: Marc Alessi

Title: Executive Director

Date: 9-25-20

STATE OF NEW YORK)
COUNTY OF Suffolk) ss:


On the ____ day of _____ in the year 2020, before me, the undersigned, personally appeared _____ (full name) 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Acknowledgment by a corporation, in New York State:

On the 25th day of September in the year 2020, before me, the undersigned, personally appeared Marc Alessi (full name) personally known to me who, being duly sworn, did depose and say that he/she/they reside at 1 Gridley Road Shoreham, NY 11768 (full mailing address) and that he/she/they is (are) the

Executive Director (president or other officer or director or attorney in fact duly appointed) of the

Friends of Science East, Inc. DBA Tesla Science Center at Wardenclyffe (full legal name of corporation), the corporation described in and which executed the above instrument; and that he/she/they signed his/her/their name(s) thereto by the authority of the board of directors of said corporation.

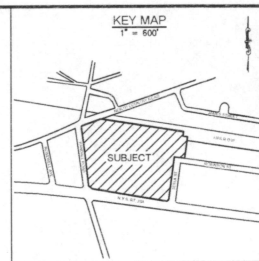
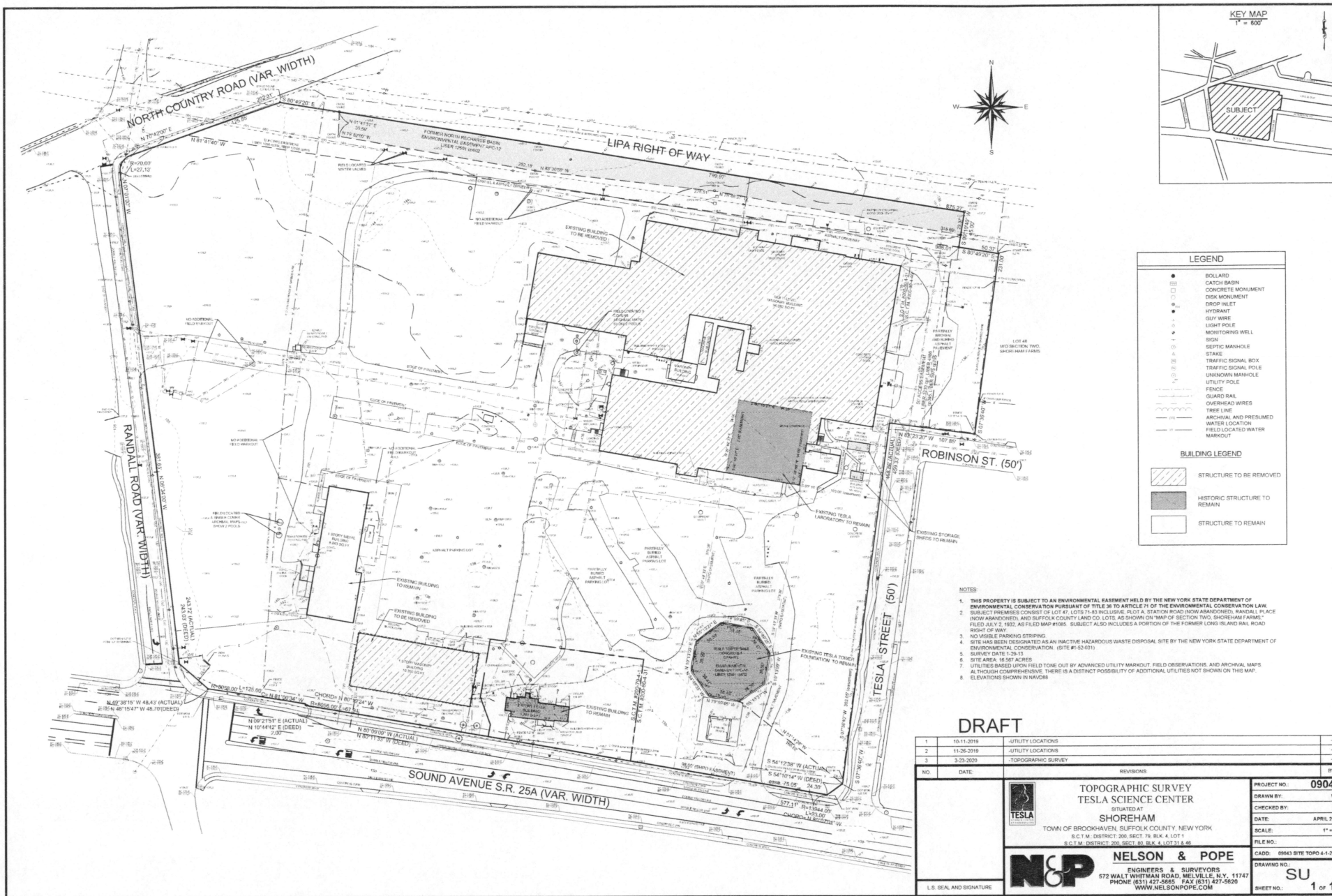


Notary Public, State of New York

John Tochtermann
Notary Public, State of New York
No. 01TO5061163
Qualified in Suffolk County
Commission Expires: June 3rd, 2022

EXHIBIT "A"

Map



LEGEND	
●	BOLLARD
□	CATCH BASIN
□	CONCRETE MONUMENT
□	DISK MONUMENT
□	DROP INLET
●	HYDRANT
—	GLY WIRE
—	LIGHT POLE
—	MONITORING WELL
—	SEWER
—	SEPTIC MANHOLE
—	STAKE
—	TRAFFIC SIGNAL BOX
—	TRAFFIC SIGNAL POLE
—	UNKNOWN MANHOLE
—	UTILITY POLE
—	FENCE
—	GUARD RAIL
—	OVERHEAD WIRES
—	TREE LINE
—	ARCHIVAL AND PRESUMED
—	WATER LOCATION
—	FIELD LOCATED WATER
—	MARKOUT
BUILDING LEGEND	
▨	STRUCTURE TO BE REMOVED
■	HISTORIC STRUCTURE TO REMAIN
□	STRUCTURE TO REMAIN

- NOTES:
1. THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 38 TO ARTICLE 17 OF THE ENVIRONMENTAL CONSERVATION LAW.
 2. SUBJECT PREMISES CONSIST OF LOT 47, LOTS 71-83 INCLUSIVE, PLOT A, STATION ROAD (NOW ABANDONED), RANDALL PLACE (NOW ABANDONED), AND SUFFOLK COUNTY LAND CO. LOTS AS SHOWN ON MAP OF SECTION TWO, SHOREHAM FARM, FILED JULY 2, 1937, AND FILED MAP #108. SUBJECT ALSO INCLUDES A PORTION OF THE FORMER LONG ISLAND RAIL ROAD RIGHT OF WAY.
 3. NO VISIBLE PARKING STRIPING.
 4. SITE HAS BEEN DESIGNATED AS AN INACTIVE HAZARDOUS WASTE DISPOSAL SITE BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (SITE #15-031).
 5. SURVEY DATE 1-29-13.
 6. SITE AREA 16.567 ACRES.
 7. UTILITIES BASED UPON FIELD TONE OUT BY ADVANCED UTILITY MARKOUT, FIELD OBSERVATIONS, AND ARCHIVAL MAPS. ALTHOUGH COMPREHENSIVE, THERE IS A DISTINCT POSSIBILITY OF ADDITIONAL UTILITIES NOT SHOWN ON THIS MAP.
 8. ELEVATIONS SHOWN IN NAVS.

DRAFT



1	10-11-2019	UTILITY LOCATIONS		
2	11-26-2019	UTILITY LOCATIONS		
3	3-25-2020	TOPOGRAPHIC SURVEY		
NO.	DATE	REVISIONS	BY	
<div><div><div>TOPOGRAPHIC SURVEY TESLA SCIENCE CENTER SITUATED AT SHOREHAM TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK S.C.T.M. DISTRICT 200, SECT. 79, BLK. 4, LOT 1 S.C.T.M. DISTRICT 200, SECT. 80, BLK. 4, LOT 31 & 46</div></div></div>				
<div><div>NELSON & POPE ENGINEERS & SURVEYORS 572 WYLLIAM ROAD, MELVILLE, N.Y. 11747 PHONE (631) 427-5865 FAX (631) 427-5829 WWW.NELSONPOPE.COM</div></div>			PROJECT NO.: 09043	
L.S. SEAL AND SIGNATURE			DRAWN BY: WM	
			CHECKED BY: MC	
			DATE: APRIL 2020	
			SCALE: 1" = 50'	
			FILE NO.:	
			CADD: 09043 SITE TOPO 4-1-2020	
			DRAWING NO.: SU	
			SHEET NO.: 1 of 1	

EXHIBIT "A1"

2005 Order

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, Title 13,
and Article 71, Title 27 of the
Environmental Conservation Law
of the State of New York by

ORDER ON CONSENT

Index #W1-1016-04-08

Site #1-52-031

Agfa Corporation

Respondent.

WHEREAS,

1. A. The New York State Department of Environmental Conservation (the "Department") is responsible for enforcement of Article 27, Title 13 of the Environmental Conservation Law of the State of New York ("ECL") entitled "Inactive Hazardous Waste Disposal Sites." The Department asserts that any person under order pursuant to ECL 27-1313.3.a has a duty imposed by ECL Article 27, Title 13 to carry out the Inactive Hazardous Waste Disposal Site Remedial Program committed to under order. The Department asserts that ECL 71-2705 provides that any person who fails to perform any duty imposed by ECL Article 27, Title 13 shall be liable for civil, administrative, and/or criminal sanctions.

B. The Department also asserts that it has the authority, *inter alia*, to provide for the prevention and abatement of all water, land, and air pollution. *See, e.g.*, ECL 3-0301.1.i.

C. This Order is issued pursuant to the Department's authority under, *inter alia*, ECL Article 27, Title 13, ECL Article 71, Title 27, and ECL 3-0301.

2. Agfa Corporation ("Respondent"), a corporation organized and existing under the laws of the State of Delaware, is the owner of the Peerless Photo Products Site (the "Site"). The Site is located at Route 25A and the intersection of Randall Road in the Village of Shorcham, Town of Brookhaven, Suffolk County, New York (hereinafter referred to as "the Site"). Exhibit "A" of this Order is a map of the Site showing its general location.

3. The Site is currently listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State as Site Number 1-52-031 with a Classification "2" pursuant to ECL 27-1305. Following a period of public comment, the Department selected a final

remedial alternative for the Site in a Record of Decision dated June 2004, and signed by Dale A. Desnoyers on June 30, 2004.

4. Respondent consents to the Department's 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, or (ii) an acknowledgment that there has been a release or threatened release of hazardous waste or that the release or threatened release of hazardous waste at or from the Site constitutes a significant threat to public health or the environment.

5. The parties recognize that implementation of this Order will expedite the cleanup of the Site and may avoid prolonged and complicated litigation between the parties, and that this Order is mutually acceptable, fair, reasonable, and in the public interest.

6. Solely with regard to the matters set forth below, Respondent hereby waives its right to a hearing herein as provided by law, consents to the issuance and entry of this Order, and agrees to be bound by its terms. Respondent consents to and agrees not to contest the authority or jurisdiction of the Department to issue or enforce this Order, and agrees not to contest the validity of this Order or its terms, or the validity of the data generated by Respondent pursuant to this Order.

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

I. Initial Submittal

Within thirty (30) Days after the effective date of this Order, Respondent shall submit to the Department a Records Search Report in accordance with the requirements of Exhibit "F" attached hereto. The Records Search Report can be limited if the Department notifies Respondent that prior submissions satisfy specific items required for the Records Search Report. Such Records Search Report shall be submitted in a format acceptable to the Department.

II. Development, Performance, and Reporting of Work Plans

A. Work Plans

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. The Work Plan(s) under this Order shall be developed and implemented in accordance with CERCLA, the NCP, and all applicable statutes, regulations, and guidance documents then in effect. All Department-approved Work Plans shall be incorporated into and become an

enforceable part of this Order and shall be attached as Exhibit "B." Upon approval of a Work Plan by the Department, Respondent shall implement such Work Plan in accordance with the schedule contained in such Work Plan. Nothing in this Subparagraph shall mandate that any particular Work Plan be submitted. Further, each Work Plan submitted shall use one of the following captions on the cover page:

1. "Site Characterization Work Plan" ("SC Work Plan"): a Work Plan the objective of which is to identify the presence of any hazardous waste disposed of at the Site. Such Work Plan shall be developed in accordance with Exhibit "G";

2. "Remedial Investigation/Feasibility Study Work Plan" ("RI/FS Work Plan"): a Work Plan the objective of which is to perform a Remedial Investigation and a Feasibility Study. Such Work Plan shall be developed and implemented in accordance with the requirements set forth in Exhibit "H";

3. "IRM Work Plan": a Work Plan the objective of which is to provide for an Interim Remedial Measure. Such Work Plan shall be developed in accordance with Exhibit "T";

4. "Remedial Design/Remedial Action Work Plan" ("RD/RA Work Plan"): a Work Plan the objective of which is to provide for the development and implementation of the final plans and specifications for implementing the remedial alternative set forth in the ROD. Such Work Plan shall be developed in accordance with Exhibit "J"; or

5. "OM&M Work Plan": a Work Plan the objective of which is to provide for all activities required to maintain and monitor the effectiveness of the Remedial Action or an IRM. Such Work Plan shall be developed in accordance with Exhibit "K."

B. Submission/Implementation of Work Plans

1. (a) The RD/RA Work Plan shall be submitted to the Department within sixty (60) Days after the effective date of this Order.

(b) The Department may request that Respondent submit such other, additional, or supplemental Work Plans as are appropriate to advance the Remedial Program at the Site. Within thirty (30) Days after the Department's written request, Respondent shall advise the Department in writing whether it will submit and implement the requested additional Work Plan (or Supplemental Work Plan) or whether it elects to terminate this Order pursuant to Paragraph XIII. If Respondent elects to submit and implement such Work Plan, Respondent shall submit a Work Plan providing for implementation of the activities requested within sixty (60) Days after such election. If

Respondent elects to terminate this Order or fails to make a timely election, this Order shall terminate pursuant to Paragraph XIII.

(c) Respondent may, at Respondent's option, propose one or more additional or supplemental Work Plans (including one or more IRM Work Plans) at any time, which Work Plan(s) shall be reviewed for appropriateness and technical sufficiency.

(d) Any request made by the Department under Subparagraph II.B.1.(b) shall be subject to dispute resolution pursuant to Paragraph XII.

2. A Professional Engineer must prepare, sign, and seal all Work Plans other than a Work Plan for an RI/FS or an SC.

3. During all field activities, Respondent shall have on-Site a representative who is qualified to supervise the activities undertaken. Such representative may be an employee or a consultant retained by Respondent to perform such supervision.

C. Revisions to Work Plans

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 II.A or to ensure that the Remedial Program otherwise protects human health and the environment. Upon receipt of such notification, Respondent shall, subject to Respondent's right to invoke dispute resolution pursuant to Paragraph XII, submit a Work Plan for such requested work to the Department within sixty (60) Days after the date of the Department's written notice pursuant to this Subparagraph.

D. Submission of Final Reports and Annual Reports

1. In accordance with the schedule contained in a Work Plan, Respondent shall submit a final report which includes the caption of that Work Plan on the cover page and a certification that all requirements of the Work Plan have been complied with and all activities have been performed in full accordance with such Work Plan. Such certification shall be by the person with primary responsibility for the day to day performance of the activities under this Order and, except for RI and SC final reports, shall be by a Professional Engineer.

2. In the event a final report sets forth construction activities performed during the implementation of a Work Plan, such final report shall include "as built" drawings showing all changes made to the remedial design or the IRM.

3. In the event that the ROD for the Site, if any, or any Work Plan for the Site requires operation, maintenance, and monitoring (OM&M), including reliance upon institutional or engineering controls, Respondent shall submit an annual report by the 1st Day of the month following the anniversary of the start of the OM&M. Respondent shall file such annual report until the Department determines that the Site can be closed out and so notifies Respondent in writing. Such annual report shall be signed by a Professional Engineer and shall contain a certification that any institutional and engineering controls put in place pursuant to this Order are still in place, have not been materially altered, and are still effective in achieving their objectives. Respondent shall notify the Department within twenty-four (24) hours of discovery of any upset, interruption, or termination of such controls without the prior approval of the Department. Further, Respondent shall take all actions required by the Department to maintain conditions at the Site that achieve the objectives of the Remedial Program and are protective of public health and the environment. An explanation of such upset, interruption, or termination of one or more controls and the steps taken in response shall be included in the foregoing notice and in the annual report required by this Subparagraph, as well as in any progress reports required by Paragraph III. Respondent can petition the Department for a determination that the institutional and/or engineering controls may be terminated. Such petition must be supported by a Professional Engineer stating 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.

E. Review of Submittals other than Progress Reports and Health and Safety Plans

1. The Department shall make a good faith effort to review and respond to each of the submittals Respondent makes pursuant to this Order within sixty (60) Days. The Department's response shall include an approval or disapproval of the submittal, in whole or in part, and notification to Respondent of the Department's determination. All Department-approved submittals shall be incorporated into and become an enforceable part of this Order.

2. If the Department disapproves a submittal, it shall specify the reasons for its disapproval. Within thirty (30) Days after the date of the Department's written notice that Respondent's submittal has been disapproved or rejected, Respondent shall elect, in writing and subject to Subparagraph II.E.3, to either (i) modify the submittal to address the Department's comments, or (ii) invoke dispute resolution pursuant to Paragraph XII. If Respondent elects to modify the submittal, Respondent shall, within sixty (60) Days after such election, make a revised submittal to the Department that addresses all of the Department's stated reasons for disapproving the first submittal. In the event that Respondent's revised submittal is disapproved, Respondent shall be in violation of this Order unless it invokes dispute resolution

pursuant to Paragraph XII and its position prevails. Failure to make an election or failure to comply with the election is a violation of this Order.

3. In the event the rejected submittal is a Work Plan submitted prior to the Department's approval of the RD/RA Work Plan, Respondent shall have the additional option to terminate this Order pursuant to Paragraph XIII.

4. Within thirty (30) Days after the Department's approval of a final report, Respondent shall submit such final report to the Department, 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 so advise the Department and, if the Department concurs, submit such document in an alternative format acceptable to the Department.

F. Department's Issuance of a ROD

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 the rights of Respondent, as provided by law, to judicially challenge the Department's ROD.

G. Release and Covenant Not to Sue

Upon the Department's approval of either the RD/RA Work Plan final report or an IRM Work Plan final report evidencing that no further remedial action (other than OM&M activities) is required to meet the goals of the Remedial Program, then, except for the provisions of Paragraphs VI and VIII, and except for the future OM&M of the Site and any Natural Resource Damage claims, such acceptance shall constitute a release and covenant not to sue for each and every claim, demand, remedy, or action whatsoever against Respondent, its directors, officers, employees, agents, servants, successors, and assigns (except successors and assigns who were responsible under law for the development and implementation of a Remedial Program at the Site prior to the effective date of this Order), and their respective secured creditors, which the Department has or may have pursuant to Article 27, Title 13 of the ECL or pursuant to any other provision of statutory or common law involving or relating to investigative or remedial activities relative to or arising from the disposal of hazardous wastes (or other contaminants remediated by Respondent to the Department's satisfaction pursuant to the ROD or Work Plans) at the Site; provided, however, that the Department specifically reserves all of its rights concerning, and any such release and covenant not to sue shall not extend to any further investigation or remediation the Department deems necessary due to environmental conditions on-Site or off-Site which are related to the disposal of hazardous wastes at the Site and which indicate that the Remedial Program is not

protective of public health and/or the environment. The Department shall notify Respondent of such environmental conditions or information and its basis for determining that the Remedial Program is not protective of public health and/or the environment.

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 or in the event of Respondent's failure to materially comply with any provision of this Order. The Department's determination that Respondent has committed fraud or has materially failed to comply with this Order shall be subject to dispute resolution.

Nothing herein shall be construed as barring, diminishing, adjudicating, or in any way affecting any legal or equitable rights or claims, actions, suits, causes of action, or demands whatsoever that (i) Respondent may have against anyone other than the Department, and (ii) the Department may have against anyone other than Respondent, its directors, officers, employees, agents, and servants, and those successors and assigns of Respondent that were not responsible under law for the development and implementation of a Remedial Program at the Site prior to the effective date of this Order, and their respective secured creditors.

III. Progress Reports

Respondent shall submit written progress reports to the parties identified in Subparagraph XI.A.1 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, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions taken pursuant to this Order 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 the Site, whether under this Order or otherwise, in the previous reporting period, including quality assurance/quality control information; and information regarding percentage of completion, unresolved delays encountered or anticipated that may affect the future schedule, 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.

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 Section 375-1.2(d). Nothing herein abridges Respondent's right to contest, defend against, dispute, or disprove any such claim, assertion, or allegation that it has violated this Order.

2. Within thirty (30) Days after the effective date of this Order, Respondent may elect, in writing, addressed to the Department's project attorney with a copy to the Department's project manager, to opt out of the application of statutory penalties and, in lieu thereof, to have the following stipulated penalties apply in the event of Respondent's failure to comply with this Order:

<u>Period of Non-Compliance</u>	<u>Penalty Per Day</u>
1st through 15th day	\$ 500.00
16th through 30th day	\$ 1,000.00
31st day and thereafter	\$ 1,500.00

3. Payment of the penalties shall not in any way alter Respondent's obligation to complete performance under the terms of 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 event arising from causes beyond the reasonable control of Respondent, of any entity controlled by Respondent, and of Respondent's contractors, that delays or prevents the performance of any obligation under this Order despite Respondent's best efforts to fulfill the obligation ("Force Majeure Event"). The requirement that Respondent exercise best efforts to fulfill the obligation includes using best efforts to anticipate the potential Force Majeure Event, best efforts to address the effects of any such event as it is occurring, and best efforts following the Force Majeure Event, such that the delay is minimized 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 seven (7) Days after it obtains knowledge of any Force Majeure Event. Respondent shall include in such notice the measures taken and to be taken to prevent or minimize any delays and shall request an appropriate extension or modification of this Order. Failure to give such notice within such seven (7) 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 was or will be 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 under this Order that are affected by the Force Majeure Event shall be extended by the Department for such time as is reasonably necessary to complete those obligations.

5. If Respondent asserts that an event provides a defense to non-compliance with this Order pursuant to Subparagraph IV.B and the Department rejects such assertion, Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XII 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 (i) inspecting, sampling, and copying records related to the contamination at the Site; (ii) implementing this Order; and (iii) testing and any other activities necessary to ensure Respondent's compliance with this Order. Upon request, Respondent shall (i) provide the Department with suitable office 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.

B. The Department shall have the right to take its own samples and scientific measurements and the Department and Respondent shall have the right to obtain split samples, duplicate samples, or both, of all substances and materials sampled. The Department shall make the results of all sampling and scientific measurements taken under this Subparagraph available to Respondent.

VI. Payment of State Costs

A. Within forty-five (45) Days after the effective date of this Order, Respondent shall pay to the Department the sum of \$98,325.06, which shall represent reimbursement for State Costs as set forth on the cost summary attached as Exhibit "C." Respondent acknowledges that all past State Costs are not itemized on the cost summary and that additional charges may be billed at a later date for State Costs incurred prior to the effective date of this Order.

B. 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, other than those identified in Subparagraph VI.A, for work performed at or in connection with the Site through and including the Termination Date.

C. Personal service costs shall be documented by reports of Direct Personal Service, which shall identify the employee name, title, biweekly salary, and time spent (in hours) on the project during the billing period, as identified by an assigned time and activity code. Approved agency fringe benefit and indirect cost rates shall be applied. Non-personal service costs shall be summarized by category of expense (*e.g.*, supplies, materials, travel, contractual) and shall be documented by expenditure reports. 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.

D. Such invoice shall be sent to Respondent at the following address:

Agfa Corporation
100 Challenger Road
Ridgefield Park, New Jersey 07660-2199
Attention: Charlene Graff

E. Each such payment shall be made payable to the Department of Environmental Conservation and shall be sent to:

Bureau of Program Management
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7010.

F. Each party shall provide written notification to the other within ninety (90) Days of any change in the foregoing addresses.

G. Respondent may contest, in writing, invoiced costs under Subparagraph VI.B if it believes that (i) the cost documentation contains clerical, mathematical, or accounting errors; (ii) the costs are not related to the State's activities with respect to the Remedial Program for the Site; or (iii) the Department is not otherwise legally entitled to such costs. If Respondent objects to an invoiced cost, Respondent shall pay all costs not objected to within the time frame set forth in Subparagraph VI.B and shall, within thirty (30) Days after its receipt of an invoice, identify, in writing, all costs objected to and the basis of the objection. This objection shall be filed with the BPM Director. The BPM Director or the BPM Director's designee shall have the authority to relieve Respondent of the obligation to pay invalid costs. Within forty-five (45) Days after the date of the Department's determination of the objection, Respondent shall either pay to the

Department the amount which the BPM Director or the BPM Director's designee determines Respondent is obligated to pay or commence an action or proceeding seeking appropriate judicial relief.

H. In the event any instrument for the payment of any money due under this Order fails of collection, such failure of collection shall constitute a violation of this Order, provided that (i) the Department gives Respondent written notice of such failure of collection, and (ii) the Department does not receive from Respondent a certified check or bank check in the amount of the uncollected funds within fourteen (14) Days after the date of the Department's written notification.

VII. Reservation of Rights

A. Except as provided in Subparagraph II.G, 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 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.

VIII. Indemnification

Respondent shall indemnify and hold the Department, the State of New York, and their representatives and employees harmless for all claims, suits, actions, damages, and costs of every name and description arising out of or resulting from the fulfillment or attempted fulfillment of this Order by Respondent and/or any of Respondent's directors, officers, employees, servants, agents, successors, and assigns except for liability arising from (i) vehicular accidents occurring during travel to or from the Site; or (ii) willful, wanton, or malicious acts or omissions, and acts or omissions constituting gross negligence or criminal behavior by the Department, the State of New York, and/or their

representatives and employees during the course of any activities conducted pursuant to this Order. The Department shall provide Respondent with written notice no less than thirty (30) Days prior to commencing a lawsuit seeking indemnification pursuant to this Paragraph.

IX. Public Notice

A. Within thirty (30) Days after the effective date of this Order, Respondent shall cause to be filed a Department-approved Notice of Order, which Notice shall be substantially similar to the Notice of Order attached to this Order as Exhibit "D," with the Clerk of the County wherein the Site is located (or the City Register if the property is located in New York, Bronx, Kings, or Queens County) to give all parties who may acquire any interest in the Site notice of this Order. Within thirty (30) Days of such filing (or such longer period of time as may be required to obtain a certified copy, provided Respondent advises the Department of the status of its efforts to obtain same within such thirty (30) Days), Respondent shall also provide the Department with a copy of such instrument certified by such County Clerk (or the City Register) to be a true and faithful copy.

B. If Respondent proposes to convey the whole or any part of Respondent's ownership interest in the Site, or becomes aware of such conveyance, Respondent shall, not fewer than forty-five (45) Days before the date of conveyance, 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.

X. Environmental Easement

A. 1. If a Department-approved Work Plan or the ROD for the Site, if any, relies upon one or more institutional controls, Respondent shall, within thirty (30) Days after the Department's approval of such Work Plan or within thirty (30) Days after the effective date of the Order, whichever is earlier, 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 which is consistent with the Work Plan or the ROD. The submittal shall be substantially similar to Exhibit "E." Respondent shall cause such instrument to be recorded with the Clerk of the County (or the City Register) wherein the Site is located within thirty (30) Days of the Department's approval of such instrument. Respondent shall provide the Department with a copy of such instrument certified by such County Clerk (or the City Register) to be a true and

faithful copy within thirty (30) Days after such recording (or such longer period of time as may be required to obtain a certified copy, provided Respondent advises the Department of the status of its efforts to obtain same within such thirty (30) Day period).

2. Respondent or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to Subparagraph X.A.1 at such time as it can certify that the Site is protective of human health and the environment without reliance upon the restrictions set forth in such instrument. Such certification shall be made by a Professional Engineer or other expert approved by the Department. The Department will not unreasonably withhold its consent.

B. If the ROD provides for "no action" other than implementation of one or more institutional controls, the Department shall request Respondent to cause an Environmental Easement to be recorded under the provisions of Subparagraph X.A.1. If Respondent does not cause such Environmental Easement to be recorded, Respondent cannot obtain a release and covenant not to sue pursuant to Subparagraph II.G.

XI. Communications

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

1. Communication from Respondent shall be sent to:

Walter Parish
Division of Environmental Remediation
New York State Department of Environmental Conservation
SUNY Campus
Loop Road, Bldg# 40
Stony Brook, NY 11790-2356

Note: four copies (one unbound) of work plans are required to be sent.

with copies to:

Gary Litwin
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216

Note: two copies of work plans are required to be sent, and

Girish Desai
Division of Environmental Remediation
New York State Department of Environmental Conservation
SUNY Campus
Loop Road, Bldg# 40
Stony Brook, NY 11790-2356

Alali M. Tamuno
Division of Environmental Enforcement
New York State Department of Environmental Conservation
200 White Plains Road, 5th Floor
Tarrytown, New York 10591

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

Agfa Corporation
100 Challenger Road
Ridgefield Park, NJ 07660-2199
Attention: Charlene Graff

Agfa Corporation
100 Challenger Road
Ridgefield Park, NJ 07660-2199
Attention: Robert Sarafian

B. The Department and Respondent 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 XI or in Paragraph VI.

XII. Dispute Resolution

A. If Respondent disagrees with the Department's notice under (i) Subparagraph II.B requesting other, additional, or supplemental Work Plans; (ii) Subparagraph II.C requesting modification of a Department-approved Work Plan; (iii) Subparagraph II.E disapproving a submittal, a proposed Work Plan, or a final report; (iv) Subparagraph II.G finding that Respondent materially failed to comply with the Order; (v) Subparagraph IV.B rejecting Respondent's assertion of a Force Majeure Event; or (vi) Subparagraph XIV.H.2.iii requesting modification of a time frame, Respondent may, within thirty (30) Days of its receipt of such notice, request, in writing, informal negotiations with the Department in an effort to resolve the dispute. A copy of such request shall be sent by Respondent to the appropriate Remedial Bureau Chief in the Department's Central Office. The Department and Respondent shall consult together in

good faith and exercise best efforts to resolve any differences or disputes without resort to the procedures described in Subparagraph XII.B. The period for informal negotiations shall not exceed thirty (30) Days from Respondent's request for informal negotiations. If the parties cannot resolve a dispute by informal negotiations during this period, the Department's position shall be considered binding unless Respondent notifies the Department in writing within thirty (30) Days after the conclusion of the thirty (30) Day period for informal negotiations that it invokes the dispute resolution provisions provided under Subparagraph XII.B.

B. 1. Respondent shall file with the OH&M a request for formal dispute resolution and a written statement of the issues in dispute, the relevant facts upon which the dispute is based, factual data, analysis, or opinion supporting its position, and all supporting documentation upon which Respondent relies (hereinafter called the "Statement of Position"). A copy of such request and written statement shall be provided contemporaneously to the Director and to the parties listed under Subparagraph XI.A.1.

2. The Department shall serve its Statement of Position no later than twenty (20) Days after receipt of Respondent's Statement of Position.

3. Respondent shall have the burden of proving by substantial evidence that the Department's position does not have a rational basis and should not prevail. The OH&M can conduct meetings, in person or via telephone conferences, and request additional information from either party if such activities will facilitate a resolution of the issues.

4. The OH&M shall prepare and submit a report and recommendation to the Director. The Director shall issue a final decision resolving the dispute in a timely manner. The final decision shall constitute a final agency action and Respondent shall have the right to seek judicial review of the decision pursuant to Article 78 of the CPLR provided that Respondent notifies the Department within thirty (30) Days after receipt of a copy of the final decision of its intent to commence an Article 78 proceeding and commences such proceeding within sixty (60) Days after receipt of a copy of the Director's final decision. Respondent shall be in violation of this Order if it fails to comply with the final decision resolving this dispute within forty-five (45) Days after the date of such final decision, or such other time period as may be provided in the final decision, unless it seeks judicial review of such decision within the sixty (60) Day period provided. In the event that Respondent seeks judicial review, Respondent shall be in violation of this Order if it fails to comply with the final Court Order or settlement within thirty (30) Days after the effective date of such Order or settlement, unless otherwise directed by the Court. For purposes of this Subparagraph, a Court Order or settlement shall not be final until the time to perfect an appeal of same has expired.

5. The invocation of dispute resolution shall not extend, postpone, or modify Respondent's obligations under this Order with respect to any item not in dispute unless or until the Department agrees or a Court determines otherwise. The invocation of

the procedures set forth in this Paragraph XII shall constitute an election of remedies and such election shall constitute a waiver of any and all other administrative remedies which may otherwise be available to Respondent regarding the issue in dispute.

6. The Department shall keep an administrative record of any proceedings under this Paragraph XII which shall be available consistent with Article 6 of the Public Officers Law.

7. Nothing in this Paragraph XII shall be construed as an agreement by the parties to resolve disputes through administrative proceedings pursuant to the State Administrative Procedure Act, the ECL, or 6 NYCRR Part 622 or Section 375-2.1.

8. 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.

XIII. Termination of Order

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

1. Respondent's election to terminate pursuant to Subparagraphs II.B.1.b or II.E.3 so long as such election is made prior to the Department's approval of Respondent's proposed RD/RA Work Plan. In the event of termination in accordance with this Subparagraph XIII.A.1, this Order shall terminate effective the 5th Day after the Department's receipt of the written notification terminating this Order or the 5th Day after the time for Respondent to make its election has expired, whichever is earlier, 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 to terminate this Order pursuant to Subparagraphs II.B.1.b or II.E.3 or its failure to timely make such an election pursuant to Subparagraphs II.B.1.b or II.E.3, Respondent shall promptly 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 OM&M), in which event the termination shall be effective on the 5th Day after the Department issues its approval of the final report relating to the final phase of the Remedial Program.

B. Notwithstanding the foregoing, the provisions contained in Paragraphs VI and VIII 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 Section 375-1.2(d),

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 XIII.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. 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 prevailed before any activities under this Order were commenced. Further, the Department's efforts in obtaining this Order and requesting additional Work Plan(s) shall constitute "reasonable efforts" under law to obtain a voluntary commitment from Respondent for any further activities to be undertaken as part of an Inactive Hazardous Waste Disposal Site Remedial Program for the Site.

XIV. Miscellaneous

A. The activities and submittals under this Order shall address both on-Site and off-Site contamination resulting from the disposal of hazardous wastes at the Site.

B. Respondent shall retain professional consultants, contractors, laboratories, quality assurance/quality control personnel, and third party data validators ("Respondent's Contractors") acceptable to the Department to perform the technical, engineering, and analytical obligations required by this Order. To the extent that the Department has not previously approved Respondent's Contractors for the work contemplated by this Order, Respondent shall submit the experience, capabilities, and qualifications of Respondent's Contractors to the Department within ten (10) Days after the effective date of this Order or at least thirty (30) Days before the start of any activities for which Respondent and such firms or individuals will be responsible. The Department's approval of these firms or individuals shall be obtained prior to the start of any activities for which such firms or individuals will be responsible. The responsibility for the performance of the professionals retained by Respondent shall rest solely with Respondent. Subject to the requirements of this Subparagraph, Respondent retains the right to select or change firms or individuals in its sole discretion.

C. Respondent shall allow the Department to attend and shall notify the Department at least seven (7) Days in advance of any field activities as well as any pre-bid meetings, job progress meetings, the substantial completion meeting and inspection, and the final inspection and meeting; nothing in this Order shall be construed to require Respondent to allow the Department to attend portions of meetings where privileged matters are discussed.

D. Respondent shall use "best efforts" to obtain all Site access, permits, easements, rights-of-way, rights-of-entry, approvals, institutional controls, or authorizations necessary to perform Respondent's obligations under this Order, except

that the Department may exempt Respondent from the requirement to obtain any permit issued by the Department for any activity that is conducted on the Site and that the Department determines satisfies all substantive technical requirements applicable to like activity conducted pursuant to a permit. If, despite Respondent's best efforts, any necessary Site access, permits, easements, rights-of-way, rights-of-entry, approvals, institutional controls, or authorizations required to perform this Order are not obtained within forty-five (45) Days after the effective date of this Order, or within forty-five (45) Days after the date the Department notifies Respondent in writing that additional access beyond that previously secured is necessary, Respondent shall promptly notify the Department, and shall include in that notification a summary of the steps Respondent has taken to obtain access. The Department may, as it deems appropriate and within its authority, assist Respondent in obtaining access. If any 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 Subparagraph II.C of this Order to reflect changes necessitated by the lack of access and/or approvals.

E. Respondent and Respondent's successors and assigns shall be bound by this Order. Any change in ownership or corporate status of Respondent including, but not limited to, any transfer of assets or real or personal property, shall in no way alter Respondent's responsibilities under this Order.

F. Respondent shall provide a copy of this Order to each contractor hired to perform work required by this Order and shall condition all contracts entered into pursuant to this Order upon performance in conformity with the terms of this Order. Respondent or its contractor(s) shall provide written notice of this Order to all subcontractors hired to perform any portion of the work required by this Order. Respondent shall nonetheless be responsible for ensuring that Respondent's contractors and subcontractors perform the work in satisfaction of the requirements of this Order.

G. 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.

H. 1. The terms of this Order shall constitute the complete and entire agreement between the Department and Respondent concerning 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) attached as Exhibit "B."

2. i. Except as set forth herein, if Respondent desires that any provision of this Order be changed, other than a provision of a Work Plan or a time frame, Respondent shall make timely written application to the Commissioner with copies to the parties listed in Subparagraph XI.A.1. The Commissioner or the Commissioner's designee shall timely respond.

ii. Changes to a Work Plan shall be accomplished as set forth in Subparagraph II.C of this Order.

iii. Changes to a time frame set forth in this Order shall be accomplished by a written request to the Department's project attorney and project manager, which request shall be timely responded to in writing. The Department's decision relative to the request for a time frame change shall be subject to dispute resolution pursuant to Paragraph XII.

I. 1. If there are multiple parties signing this Order, the term "Respondent" shall be read in the plural where required to give meaning to this Order. Further, the obligations of Respondents 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) to carry out the obligations under this Order.

2. If Respondent is a partnership, the obligations of all general partners, including limited partners who act as general partners, to finance and perform obligations under this Order and to pay amounts owed to the Department under this Order are joint and several. In the event of the insolvency of or the failure of any of the general partners to implement the requirements of this Order, the remaining general partners shall complete all such requirements.

3. Notwithstanding the foregoing Subparagraphs XIV.I.1 and 2, if multiple parties sign this Order as Respondents but not all of the signing parties elect, pursuant to Subparagraph II.B, to implement a Work Plan, then all Respondents are jointly and severally liable for each and every obligation under this Order through the completion of the 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 provided under Subparagraph II.G.

J. To the extent authorized under 42 U.S.C. Section 9613, New York General Obligations Law § 15-108, and any other applicable law, Respondent shall be deemed to have resolved its liability to the State for purposes of contribution protection

provided by CERCLA Section 113(f)(2) for "matters addressed" pursuant to and in accordance with this Order. "Matters addressed" in this Order shall mean all response actions taken by Respondent to implement this Order for the Site and all response costs incurred and to be incurred by any person or party in connection with the work performed under this Order, which costs have been paid by Respondent, including reimbursement of State Costs pursuant to this Order.

K. All activities undertaken by Respondent pursuant to this Order shall be performed in accordance with the requirements of all applicable Federal and State laws, regulations, and guidance documents.

L. Unless otherwise expressly provided herein, terms used in this Order which are defined in ECL Article 27, Title 13 or in regulations promulgated under such statute shall have the meaning assigned to them under said statute or regulations. Whenever terms listed in the Glossary attached hereto are used in this Order or in the attached Exhibits, the definitions set forth in the Glossary shall apply. In the event of a conflict, the definition set forth in the Glossary shall control.

M. 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.

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

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

DATED: JAN 20 2005

ERIN M. CROTTY
Commissioner
New York State Department
of Environmental Conservation

By:


Dale A. Desnoyers

CONSENT BY RESPONDENT

Respondent hereby consents to the issuing and entering of this Order, waives Respondent's right to a hearing herein as provided by law, and agrees to be bound by this Order.

Agfa Corporation

By: Charlene Graff
Charlene Graff

Title: **Environmental Health & Safety Manager**

Date: **January 7, 2005**

NEW JERSEY
STATE OF ~~NEW YORK~~)
) s.s.:
COUNTY OF **BERGEN**)

On the **7th** day of **January**, in the year 2005, before me, the undersigned, personally appeared **Charlene Graff**, 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.

Sarah L. Bonardi
Signature and Office of individual
taking acknowledgment

SARAH L. BONARDI
Notary Public
State of New Jersey
My Comm. Exp. 6-24-08

EXHIBIT "A"

Map of Site

EXHIBIT “B”

Department-Approved Work Plan(s)

EXHIBIT "C"

Cost Summary

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
BUREAU OF PROGRAM MANAGEMENT

COST SUMMARY

SITE NAME: PEERLESS PHOTO PRODUCTS
SITE NO.: 1-52-031

COST		PAST COSTS THRU 8/18/91	RI COSTS 8/19/91 TO 5/8/98 RECOVERED UNDER RI/FS ORDER (BILL NO. 1)	FS COSTS 5/9/98 TO 5/19/04 NOT RECOVERABLE UNDER RI/FS ORDER
CATEGORY	TOTAL AMOUNTS			
=====	=====	=====	=====	=====
* DIRECT PERSONAL SERVICES	\$112,381.63	\$9,155.94	\$59,984.26	\$43,241.43
* FRINGE	\$35,795.73	\$2,513.32	\$18,508.27	\$14,774.14
* INDIRECT	\$48,303.49	\$3,970.95	\$24,627.82	\$19,704.72
* PERSONAL SVCS SUBTOTAL	\$196,480.85	\$15,640.21	\$103,120.35	\$77,720.29
** CONTRACTUAL	\$3,000.00	\$3,000.00	\$0.00	\$0.00
*** LABORATORY	\$11,877.56	\$0.00	\$9,913.00	\$1,964.56
TRAVEL	\$163.69	\$0.00	\$163.69	\$0.00
DEC SUBTOTAL	\$211,522.10	\$18,640.21	\$113,197.04	\$79,684.85
DOH (NOT AVAILABLE)	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$211,522.10	\$18,640.21	\$113,197.04	\$79,684.85
TOTAL REIMBURSED	(\$113,197.04)	\$0.00	(\$113,197.04)	\$0.00
TOTAL UNREIMBURSED	\$98,325.06	\$18,640.21	\$0.00	\$79,684.85

* SEE EXHIBITS II.A AND II.B FOR PERSONAL SERVICES COSTS

** SEE EXHIBIT III FOR CONTRACTUAL COSTS

*** SEE EXHIBIT IV FOR LABORATORY COSTS

New York State Department of Environmental Conservation
Bureau of Federal and Municipal Accounts
Time & Activity Detail Report

EXHIBIT II. A

T&A Period	T&A Code	Description	Item No.	Payroll Header (Cost Center)	Name	Title	Progm & Loc Code	Average Biweekly Salary	Time Hours	Amount (Including Leave)
**										
*Time & Activity Code : 1628										
09/05/1984	1628	PEERLESS PHOTO PROD	47851	230728 L1 84	ZIMMIE THOMAS F	PRJ ENGR	OG/00	1473.75	4.00	83.74
12/26/1984	1628	PEERLESS PHOTO PROD	47851	230728 L1 84	ZIMMIE THOMAS F	PRJ ENGR	OG/00	294.75	7.50	173.24
02/1985	1628	PEERLESS PHOTO PROD	47611	230134 L1 84	WOLZEIN FRANCIS J	ASSNT SANI ENGR	OA/10	1027.46	15.00	260.23
02/20/1985	1628	PEERLESS PHOTO PROD	46302	230338 FE 84	SCHNECK ROBERT W	SENR SANI ENGR	OA/10	1476.78	4.00	96.96
04/16/1986	1628	PEERLESS PHOTO PROD	47611	230134 L2 86	MOSKIE ALEXANDER M	ASSNT SANI ENGR	OA/10	1304.23	7.50	152.12
04/16/1986	1628	PEERLESS PHOTO PROD	39308	200820 FE 85	GRONWALD KEITH	JR ENGINEERING GEOL	OG/00	794.79	1.00	10.95
08/06/1986	1628	PEERLESS PHOTO PROD	47611	230134 L2 86	MOSKIE ALEXANDER M	ASSNT SANI ENGR	OA/10	1339.62	7.50	158.33
08/06/1986	1628	PEERLESS PHOTO PROD	47612	230134 L2 86	MAGEE CHRISTOPHER J	JR ENGINEERING GEOL	OA/10	829.52	15.00	196.08
09/03/1986	1628	PEERLESS PHOTO PROD	47612	230134 L2 86	MAGEE CHRISTOPHER J	JR ENGINEERING GEOL	OG/00	829.52	60.00	784.32
09/03/1986	1628	PEERLESS PHOTO PROD	47599	230126 L2 86	OBRIEN MARGARET C	JR ENGINEERING GEOL	OG/00	814.18	39.00	476.55
10/1986	1628	PEERLESS PHOTO PROD	47612	230134 L2 86	MAGEE CHRISTOPHER J	JR ENGINEERING GEOL	OA/10	829.52	22.50	294.12
10/01/1986	1628	PEERLESS PHOTO PROD	47702	231211 L2 86	CANDELA ANTHONY S	SENR SANI ENGR	OA/10	1635.07	5.00	128.83
12/24/1986	1628	PEERLESS PHOTO PROD	47702	231211 L2 86	CANDELA ANTHONY S	SENR SANI ENGR	OA/10	1635.07	7.00	180.37
01/21/1987	1628	PEERLESS PHOTO PROD	47612	230134 L2 86	MAGEE CHRISTOPHER J	JR ENGINEERING GEOL	OA/10	829.52	7.50	98.04
01/21/1987	1628	PEERLESS PHOTO PROD	47702	231211 L2 86	CANDELA ANTHONY S	SENR SANI ENGR	OA/10	1635.07	13.00	334.96
04/15/1987	1628	PEERLESS PHOTO PROD	47612	230134 L2 87	MAGEE CHRISTOPHER J	JR ENGINEERING GEOL	OG/10	852.52	7.50	100.97
05/13/1987	1628	PEERLESS PHOTO PROD	47702	231211 L2 87	CANDELA ANTHONY S	SENR SANI ENGR	OH/10	1719.03	10.00	271.47

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**										
*Time & Activity Code : 1628										
10/28/1987	1628	PEERLESS PHOTO PROD	47612	230134 L2 87	MAGEE J	CHRISTOPHER JR ENGINEERING GEOL	OG/10	933.40	15.00	221.10
11/23/1988	1628	PEERLESS PHOTO PROD	47572	230126 L2 88	EATON	DANIEL SENR ENGRG GEOLOGIST	QC/00	1454.34	14.50	254.71
08/1/1989	1628	PEERLESS PHOTO PROD	47223	430221 L2 89	DESAI	GIRISH V ASSNT SANI ENGR	QD/10	1266.55	11.50	231.47
02/14/1990	1628	PEERLESS PHOTO PROD	47225	430221 L2 89	MOSKIE M	ALEXANDER SENR SANI ENGR	QA/10	1673.58	8.50	226.07
02/14/1990	1628	PEERLESS PHOTO PROD	47223	430221 L2 89	DESAI	GIRISH V ASSNT SANI ENGR	QD/10	1266.55	15.00	301.92
03/14/1990	1628	PEERLESS PHOTO PROD	47225	430221 L2 89	MOSKIE M	ALEXANDER SENR SANI ENGR	QA/10	1673.58	18.50	492.04
03/14/1990	1628	PEERLESS PHOTO PROD	47151	430221 L2 89	MAGEE J	CHRISTOPHER ASSNT ENGRG GEOLOGIST	QD/00	1296.39	3.75	74.70
03/14/1990	1628	PEERLESS PHOTO PROD	23538	240197 MF 89	MCCARTHY	ALICE SENR ATTORNEY	CC/00	1637.87	4.00	104.12
03/14/1990	1628	PEERLESS PHOTO PROD	47223	430221 L2 89	DESAI	GIRISH V ASSNT SANI ENGR	QD/10	1266.55	19.50	383.54
03/14/1990	1628	PEERLESS PHOTO PROD	47104	430221 L2 89	CHAKRABORTI AMITAVA	CHEMIST	QC/00	873.66	13.00	176.07
04/11/1990	1628	PEERLESS PHOTO PROD	47223	430221 L2 90	DESAI	GIRISH V ASSNT SANI ENGR	QD/10	1301.37	11.50	237.32
05/1/1990	1628	PEERLESS PHOTO PROD	47223	430221 L2 90	DESAI	GIRISH V ASSNT SANI ENGR	QD/10	1336.20	13.50	286.05
09/26/1990	1628	PEERLESS PHOTO PROD	47223	430221 L2 90	DESAI	GIRISH V ASSNT SANI ENGR	QD/10	1395.08	4.50	99.55
03/13/1991	1628	PEERLESS PHOTO PROD	23538	240197 MF 90	RUBINTON	DAVID SENR ATTORNEY	CC/00	1555.16	2.50	61.65
04/10/1991	1628	PEERLESS PHOTO PROD	23538	240197 MF 91	RUBINTON	DAVID SENR ATTORNEY	CC/00	1725.61	3.50	96.40
05/08/1991	1628	PEERLESS PHOTO PROD	23538	240197 MF 91	RUBINTON	DAVID SENR ATTORNEY	CC/00	1723.24	14.00	474.00
06/05/1991	1628	PEERLESS PHOTO PROD	23538	240197 MF 91	RUBINTON	DAVID SENR ATTORNEY	CC/00	1723.24	26.00	754.03
07/03/1991	1628	PEERLESS PHOTO PROD	23536	240197 MF 91	GIRGIS	JOHAN SECRETARY 1	CC/00	1019.61	3.00	48.90
07/03/1991	1628	PEERLESS PHOTO PROD	23538	240197 MF 91	RUBINTON	DAVID SENR ATTORNEY	CC/00	1723.24	16.00	440.82
07/31/1991	1628	PEERLESS PHOTO PROD	23536	240197 MF 91	GIRGIS	JOHAN SECRETARY 1	CC/00	1019.61	4.50	73.36
07/31/1991	1628	PEERLESS PHOTO PROD	23538	240197 MF 91	RUBINTON	DAVID SENR ATTORNEY	CC/00	1723.24	11.50	316.84
* Subsubtotal *									466.75	9155.94

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** Subtotal **									466.75	9155.94
*** Total ***									466.75	9155.94

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EXHIBIT II. B

T&A Period	T&A Code	Description	Item No.	Payroll Header (Cost Center)	Name	Title	Progm & Loc Code	Average Biweekly Salary	Time Hours	Amount (Including Leave)
**										
*Time & Activity Code : 1628										
05/27/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1862.91	4.00	117.67
06/24/1998	1628	152031 PEERLESS PHOT	47102	430221 L2 98	MALONE, PATRICK B	ENVIRON CHEM I	QF/00	1657.97	10.00	268.11
06/24/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1862.91	2.00	58.08
07/22/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1862.91	15.00	438.72
08/19/1998	1628	152031 PEERLESS PHOT	47102	430221 L2 98	MALONE, PATRICK B	ENVIRON CHEM I	QF/00	1657.97	28.50	764.11
08/19/1998	1628	152031 PEERLESS PHOT	47100	430221 L2 98	MCGRATH, CHRISTINE A	ENVIRON CHEM I	QF/00	1378.62	1.00	22.29
08/19/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1862.91	22.00	662.67
09/16/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1862.91	7.50	224.36
10/14/1998	1628	152031 PEERLESS PHOT	47111	430221 L2 98	HARRINGTON, JAMES B	ENVIRNL ENGINEER 3	QB/00	2662.15	1.00	41.79
10/14/1998	1628	152031 PEERLESS PHOT	47084	430221 L2 98	HOFFMAN JR, CARL R	ENVIRNL ENGINEER 2	QC/00	2280.39	2.00	73.75
10/14/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1895.51	13.50	408.06
10/14/1998	1628	152031 PEERLESS PHOT	47220	430310 L2 98	BECHERER, ROBERT A	ENVIRNL ENGINEER 3	QA/10	2693.19	4.00	166.42
11/11/1998	1628	152031 PEERLESS PHOT	47100	430221 L2 98	MCGRATH, CHRISTINE A	ENVIRON CHEM I	QF/00	1426.88	2.50	57.69
11/11/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.11	4.50	139.37
11/11/1998	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	3.00	92.91
02/03/1999	1628	152031 PEERLESS PHOT	47100	430221 L2 98	MCGRATH, CHRISTINE A	ENVIRON CHEM I	QF/00	1426.88	3.00	68.75
02/03/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	7.00	217.13
03/03/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	2.50	77.94
03/31/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 98	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	19.00	579.28
04/28/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	11.50	346.87
05/26/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	1.00	30.36
06/23/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	14.50	437.36
07/21/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	3.00	90.49
08/18/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	9.50	285.66
09/15/1999	1628	152031 PEERLESS PHOT	47023	430221 L2 99	PINE, BURTON L	ENVIRON PRG SPEC T1	QC/00	1557.16	1.00	24.58

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09/15/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	5.50	165.89
10/13/1999	1628	152031 PEERLESS PHOT	47220	430310 L2 99	PARISH, WALTER J	ENVIRNL ENGINEER 3	QA/10	2483.56	2.00	75.41
10/19/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	12.50	379.55
11/10/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	4.25	127.54
12/08/1999	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	11.25	341.59
01/05/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	14.00	355.13
02/02/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	1.00	30.36
03/01/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	3.00	89.74
03/29/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 99	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1922.84	12.50	372.09
04/26/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	11.00	342.61
05/24/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	12.50	389.33
06/21/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	2.00	62.29
07/19/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	1928.12	10.50	327.04
08/16/2000	1628	152031 PEERLESS PHOT	47220	430310 L2 00	PARISH, WALTER J	ENVIRNL ENGINEER 3	QA/10	2740.38	1.00	42.97
08/22/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	2178.12	11.50	404.58
09/13/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	3034.58	8.00	392.13
10/11/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	2050.40	10.00	331.21
11/08/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	2050.40	3.00	97.40
12/06/2000	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	2050.40	14.50	480.26
01/03/2001	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	2050.40	4.00	132.49
01/31/2001	1628	152031 PEERLESS PHOT	47223	430310 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 1	QA/10	2050.40	3.00	98.08
02/28/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2125.87	18.50	631.12
03/28/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 00	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2368.26	3.00	115.85
06/20/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	11.00	401.82
08/15/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	7.00	255.71

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**										
*Time & Activity Code : 1628										
09/12/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	3.00	108.87
10/10/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	5.50	200.91
11/01/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	5.00	182.65
12/05/2001	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	11.00	401.82
01/02/2002	1628	152031 PEERLESS PHOT	47111	430221 L2 01	HARRINGTON, JAMES B	ENVIRNL ENGINEER 3	QB/00	2973.43	1.50	70.96
01/02/2002	1628	152031 PEERLESS PHOT	47220	430310 L2 01	PARISH, WALTER J	ENVIRNL ENGINEER 3	QA/10	2896.38	1.00	46.08
01/02/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	14.50	529.68
01/30/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	25.00	913.24
02/27/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	12.50	439.05
03/27/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 01	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2280.88	3.00	108.87
04/24/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	27.50	1080.09
05/22/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	8.00	314.21
06/19/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	7.00	264.34
07/17/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	17.50	683.94
08/01/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	11.50	444.30
09/11/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	14.00	546.14
10/09/2002	1628	152031 PEERLESS PHOT	47100	430221 L2 02	LEBARRON, TIMOTHY L	ENVIRON CHEM I	QB/00	1649.04	4.00	106.50
10/09/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	19.25	750.94
11/06/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	10.00	370.00
12/04/2002	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	15.50	608.78
01/01/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	15.50	556.80
01/29/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	3.50	131.32
02/26/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	11.50	531.32
03/26/2003	1628	152031 PEERLESS PHOT	47220	430310 L2 02	PARISH, WALTER J	ENVIRNL ENGINEER 3	QA/10	3079.95	1.00	47.81
03/26/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 02	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2432.96	12.00	471.31

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**										
*Time & Activity Code : 1628										
04/23/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2496.03	10.50	422.48
05/21/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2496.03	8.00	321.89
06/01/2003	1628	152031 PEERLESS PHOT	47220	430310 L2 03	PARISH, WALTER J	ENVIRNL ENGINEER 3	QA/10	3071.52	1.50	73.78
06/18/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2496.03	23.50	945.56
07/16/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH V	ENVIRNL ENGINEER 2	QA/10	2496.03	7.00	279.79
08/13/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	14.00	563.31
09/10/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	17.50	800.20
10/08/2003	1628	152031 PEERLESS PHOT	47220	430310 L2 03	PARISH, WALTER	ENVIRNL ENGINEER 3	QA/10	3093.25	2.50	124.65
10/08/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	26.50	1066.27
11/05/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	16.50	684.45
12/03/2003	1628	152031 PEERLESS PHOT	47220	430310 L2 03	PARISH, WALTER	ENVIRNL ENGINEER 3	QA/10	3114.97	1.50	73.72
12/03/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	25.50	1026.03
12/31/2003	1628	152031 PEERLESS PHOT	47111	430221 L2 03	HARRINGTON, JAMES	ENVIRNL ENGINEER 3	QC/00	3069.07	1.00	48.99
12/31/2003	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	40.00	1609.46
01/02/2004	1628	152031 PEERLESS PHOT	47028	430221 L2 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	59.00	2373.95
02/25/2004	1628	152031 PEERLESS PHOT	47114	430221 L6 03	GARRY, NANCY	ENVIRNL ENGINEER 1	QD/00	1853.15	1.50	44.28
02/25/2004	1628	152031 PEERLESS PHOT	47131	430221 L6 03	VASUDEVAN, CHITTIBABU	ENVIRNL ENGINEER 4	QD/00	3299.30	14.00	697.03
02/25/2004	1628	152031 PEERLESS PHOT	47220	430310 L6 03	PARISH, WALTER	ENVIRNL ENGINEER 3	QA/10	3114.97	3.50	175.74
02/25/2004	1628	152031 PEERLESS PHOT	47028	430221 L6 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	77.00	3098.21
03/24/2004	1628	152031 PEERLESS PHOT	47220	430310 L6 03	PARISH, WALTER	ENVIRNL ENGINEER 3	QA/10	3114.97	6.00	309.54
03/24/2004	1628	152031 PEERLESS PHOT	47028	430221 L6 03	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2496.03	98.25	3953.24
04/21/2004	1628	152031 PEERLESS PHOT	47043	430221 L6 04	BOBERSKY, GUY	ENVIRNL ENGINEER 3	QD/00	2954.10	3.50	165.35
04/21/2004	1628	152031 PEERLESS PHOT	47131	430221 L6 04	VASUDEVAN, CHITTIBABU	ENVIRNL ENGINEER 4	QD/00	3440.92	1.00	53.60
05/19/2004	1628	152031 PEERLESS PHOT	47131	430221 L6 04	VASUDEVAN,	ENVIRNL ENGINEER 4	QD/00	3440.92	9.50	502.71

New York State Department of Environmental Conservation
Bureau of Federal and Municipal Accounts
Time & Activity Detail Report

T&A Period	T&A Code	Description	Item No.	Payroll Header (Cost Center)	Name	Title	Progm & Loc Code	Average Biweekly Salary	Time Hours	Amount (Including Leave)
**										
*Time & Activity Code : 1628										
					CHITTIBABU					
05/19/2004	1628	152031 PEERLESS PHOT	47028	430221 L6 04	DESAI, GIRISH	ENVIRNL ENGINEER 2	QA/10	2572.81	43.00	1780.66
* Subtotal *									1160.50	43241.43
** Subtotal **									1160.50	43241.43
*** Total ***									1160.50	43241.43
									*** Total ***	
									Calculated Fringe Benefits Costs	14,774.14
									Calculated Indirect Overhead Costs	19,704.72
									Total T&A Costs plus Fringe and Indirect	77,720.29

New York State - Department of Environmental Conservation

Printed On: 08/30/2004

Payments/Encumbered Amounts - Summary (Based on Sites)

EXHIBIT III

Page 1

Site Code: 152031

Project Type	Fund Source	Cont. No.	WA_No.	Site Name	Encumbered Amount	Payment Amount
Site Characterization	Federal	D000452		PEERLESS PHOTO PRODUCTS	\$3,000.00	\$3,000.00
Total Enc. Amt:					\$3,000.00	\$3,000.00

EXHIBIT IV

	SITE NAME	ID.#	LOG#	SAMPLE DT.	VOUCHER				ANALYTICAL EXPENSES	BOTTLE EXPENSES	SHIPPING EXPENSES
					NQ.	INV.#	INV.DT.	INV.REC.			
Peerless Photo Products		152031	01-SH	04/01/99	H-2	99-1884	07/07/99	08/17/99	\$147.00		
Peerless Photo Products		152031	01-SH	04/01/99	H-1	99-1344	05/18/99	07/14/99	\$512.00		
Peerless Photo Products		152031	36-SH	06/02/99	H-2	99-1931	07/13/99	08/23/99	\$222.00		
Peerless Photo Products		152031	36-SH	06/02/99	H-2	99-1885	07/07/99	08/17/99	\$128.00		
Peerless Photo Products		152031	187-SH	02/14/01	H-6	320	03/28/01	05/30/01	\$395.00		
Peerless Photo Products		152031	90-SH	12/9/02	LL-04	24158	2/15/02	2/26/02	\$186.00		
Peerless Photo Products		152031	119-SH	12/5/02	17	R502	12/14/02	01/16/03			\$35.56
Peerless Photo Products		152031	119-SH	12/5/02	Lion-7	27256	12/19/02	02/04/03	\$294.00	\$33.00	
Peerless Photo Products		152031	119-SH	12/5/02	Lion-7	27283	12/26/02	02/04/03		\$12.00	
									\$1,884.00	\$45.00	\$35.56
						TOTAL			\$1,964.56		

EXHIBIT "D"

NOTICE OF ORDER

Agfa Corporation ("Respondent") has entered into an Order On Consent (Index #W1-1016-04-08 (the "Order") with the New York State Department of Environmental Conservation (the "Department") relative to an Inactive Hazardous Waste Disposal Site under Article 27, Title 13, and Article 71, Title 27 of the Environmental Conservation Law of the State of New York ("ECL") for the Peerless Photo Product Site located at Route 25A and the intersection of Randall Road in the Village of Shoreham, Town of Brookhaven, County of Suffolk, New York (the "Site").

The Site has been designated by the Department as an inactive hazardous waste disposal site, as that term is defined at ECL Section 27-1301.2, and has been listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State as Site # 1-52-031. The Department has classified the Site as a Class "2" site pursuant to ECL Section 27-1305.4.b. This classification means that the Department has determined that the Site presents a significant threat to the public health or environment. The Site is more particularly described in the legal description that is attached hereto as Schedule "A."

The purpose of the Order is to address the environmental conditions at or migrating from the Site. The effective date of the Order was _____. A copy of the Order, as well as any and all Department-approved Work Plans under this Order can be reviewed at the Department's Region 1 office located at SUNY Campus, Loop Road, Building 40, Stony Brook, New York by contacting Girish Desai.

This Notice of Order is being filed with the Suffolk County Clerk (or City Register) in accordance with Paragraph IX of the Order to give all parties who may acquire any interest in the Site notice of this Order.

WHEREFORE, the undersigned has signed this Notice of Order in compliance with the terms of the Order.

Respondent

By: _____

Title: _____

Date: _____

STATE OF NEW YORK

) ss.:

COUNTY OF _____

On the _____ day of _____ in the year 2005 before me, the undersigned, a notary public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed this instrument.

Notary Public

Appendix "A"
(to Exhibit "D")
Map of the Property

Exhibit "E"

Environmental Easement

THIS INDENTURE made this ____ day of _____, 20 __, between Agfa Corporation having an office at 100 Challenger Road, Ridgefield Park, New Jersey (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 ("brownfield 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 maintenance, monitoring or operation 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 be effective, or which requires groundwater use 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 brownfield site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and;

WHEREAS, Agfa Corporation, is the owner of real property located in the Town of Brookhaven, Suffolk County, New York known and designated on the tax map of the _____ of _____ as insert tax map information, being the same as that property conveyed to Grantor by deed on _____, and recorded in the Land Records of the _____ County Clerk at insert Liber and page or computerized system tracking/ identification number, comprised of approximately # acres, and hereinafter more fully described in Schedule A attached hereto and made a part hereof (the "Controlled Property"); and;

Attach an adequate legal description of the property subject to the easement, or reference a recorded map. If the easement is on only a part of a parcel of land which is not subdivided into encumbered and unencumbered portions, a legal description

needs to be created by a survey bearing the seal and signature of a licensed land surveyor with reference to a metes and bounds description.

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; and

NOW THEREFORE, in consideration of the covenants and mutual promises contained herein and the terms and conditions of Order on Consent Number W1-1016-04-08, 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 maintenance, monitoring or operation 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 and/or industrial use as long as the following long-term engineering controls are employed:

(i) any activity that will, or could be reasonably anticipated to, interfere with the remedial program at the Controlled Property or otherwise result in an increased threat of harm to human health or the environment, including the use and/or development of areas on the Controlled Property containing residual contaminated soils, shall not be conducted on the Controlled Property without prior written approval from the Department.

(ii) any proposed soil excavation on the property during any future redevelopment requires prior notification and prior approval of NYSDEC in accordance with the Site Management Plan approved by NYSDEC for this Controlled Property and the excavated soil must be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives.

(iii) the ground water underlying the Controlled Property may not be used for potable or process water or irrigation, prior to treatment rendering it safe for such purposes, without prior written approval from the Department.

(iv) the groundwater monitoring program is continued.

B. The Controlled Property may not be used for a higher level of use such as residential except in conformance with the Site Management Plan approved by NYSDEC and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. 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 of Title 36 to Article 71 of the Environmental Conservation Law.

C. 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.

D. 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:

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

2. 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. If any person intentionally violates this environmental easement, the Grantee may revoke the Certificate of Completion provided under ECL Article 27, Title 14, or the Satisfactory Completion of Project provided under ECL Article 56, Title 5 with respect to the Controlled Property.

C. 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.

D. 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 its County tax map

number or the Liber and Page or computerized system tracking/ identification number and address correspondence to:

Division of Environmental Enforcement
Office of General Counsel
New York State Department of Environmental Conservation
625 Broadway
Albany New York 12233-5500

Such 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.

11. Costs and Liabilities. Grantor shall retain all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including but not limited to the obligation to maintain adequate liability insurance coverage.

12. Taxes. Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority.

13. Successors. The term "Grantor", wherever used herein, shall include the persons and/or entities named at the beginning of this document, identified as "Grantor" and their personal representatives, heirs, successors, and assigns.

14. Compliance with Law. This Environmental easement shall not remove the necessity of Grantor to obtain any permit and/or approval from any governmental agency having jurisdiction over any activity conducted or to be conducted on the Controlled Property.

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

Grantor's Name

By: _____

Title: _____

Date: _____

Grantor's Acknowledgment

[illegible]

On the _____ day of _____, in the year 200_, before me, the undersigned, personally appeared _____, 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.

Notary Public - State of New York

By: Erin M. Crotty, Commissioner

Notary Public - State of New York

Exhibit “F”

Records Search Report

1. Detail all environmental data and information within Respondent’s or Respondent’s agents’ or consultants’ possession or control regarding environmental conditions at or emanating from the Site.
2. A comprehensive list of all existing relevant reports with titles, authors, and subject matter, as well as a description of the results of all previous investigations of the Site and of areas immediately surrounding the Site which are or might be affected by contamination at the Site, including all available topographic and property surveys, engineering studies, and aerial photographs.
3. A concise summary of information held by Respondent and Respondent’s attorneys and consultants with respect to:
 - (i) a history and description of the Site, including the nature of operations;
 - (ii) the types, quantities, physical state, locations, methods, and dates of disposal or release of hazardous waste at or emanating from the Site;
 - (iii) a description of current Site security (i.e. fencing, posting, etc.); and
 - (iv) the names and addresses of all persons responsible for disposal of hazardous waste, including the dates of such disposal and any proof linking each such person responsible with the hazardous wastes identified.

Exhibit “G”

SC Work Plan Requirements

The SC Work Plan shall include but not be limited to:

1. A chronological description of the anticipated SC activities together with a schedule for the performance of these activities.
2. A Sampling and Analysis Plan that shall include:
 - (i) A quality assurance project plan that describes the quality assurance and quality control protocols necessary to achieve the initial data quality objectives. This plan shall designate a data validation expert and must describe such individual’s qualifications and experience;
 - (ii) A field sampling plan that defines sampling and data gathering methods in a manner consistent with the “Field Methods Compendium,” OSWER Directive 9285.2-11 (draft June 1993), as supplemented by the Department; and
 - (iii) A health and safety plan to protect persons at and in the vicinity of the Site during the performance of the SC which shall be prepared in accordance with 29 CFR 1910 and all other applicable standards by a certified health and safety professional. Respondent shall add supplemental items to this plan necessary to ensure the health and safety of all persons at or in the vicinity of the Site during the performance of any work pursuant to this Order.
3. The Work Plan shall incorporate all elements of an SC as set forth in Department technical and administrative guidance documents including, but not limited to, investigations of surface and subsurface soils, surface waters, ground water, and air.
4. The SC must be sufficiently comprehensive to allow the Department to determine whether a consequential amount of hazardous waste has been disposed at the Site and, if so, whether the contamination presents a significant threat to public health and/or the environment.

Exhibit “H”

RI/FS Work Plan Requirements

The Investigation Work Plan shall include but not be limited to:

1. A chronological description of the anticipated RI/FS activities together with a schedule for the performance of these activities.
2. A Sampling and Analysis Plan that shall include:
 - (i) A quality assurance project plan that describes the quality assurance and quality control protocols necessary to achieve the initial data quality objectives. This plan shall designate a data validation expert and must describe such individual's qualifications and experience;
 - (ii) A field sampling plan that defines sampling and data gathering methods in a manner consistent with the “Field Methods Compendium,” OSWER Directive 9285.2-11 (draft June 1993), as supplemented by the Department;
 - (iii) A health and safety plan to protect persons at and in the vicinity of the Site during the performance of the RI/FS which shall be prepared in accordance with 29 CFR 1910 and all other applicable standards by a certified health and safety professional. Respondent shall add supplemental items to this plan necessary to ensure the health and safety of all persons at or in the vicinity of the Site during the performance of any work pursuant to this Order; and
 - (iv) A citizen participation plan that is, at a minimum, consistent with the Department's publication “Citizen Participation in New York's Hazardous Waste Site Remediation Program: A Guidebook,” dated June 1998, any subsequent revisions thereto, and 6 NYCRR Part 375.
3. The Work Plan shall incorporate all elements of an RI/FS as set forth in CERCLA, as amended, the NCP, the USEPA guidance document entitled “Guidance for Conducting Remedial Investigations and Feasibility Studies under CERCLA,” dated October 1988, and any subsequent revisions thereto in effect at the time the RI/FS Work Plan is submitted, and appropriate USEPA and Department technical and administrative guidance documents.
4. The Work Plan shall provide for an FS evaluating on-Site and off-Site remedial actions to restore the Site to pre-disposal conditions, to the extent feasible and authorized by law. At a minimum, alternatives shall evaluate the elimination or mitigation of all significant threats to the public health and to the environment presented by hazardous waste disposed at the Site through the proper application of scientific and engineering principals.

EXHIBIT “I”

IRM Work Plan Requirements

The IRM Work Plan shall include, at a minimum, the following:

1. a summary of the data supporting the extent of the proposed IRM;
2. a chronological description of the anticipated IRM activities;
3. a schedule for performance of the IRM activities;
4. detailed documents and/or specifications prepared, signed, and sealed by a Professional Engineer providing sufficient detail to implement the Department-approved IRM, including, as appropriate, a description of soil and sediment erosion control, storm water management and monitoring, and dust, odor, and organic vapor control and monitoring procedures to be implemented during remedial activities, and a detailed description of confirmation sampling and site restoration plans;
5. a health and safety plan, including a community air monitoring plan;
6. a contingency plan, including a description of procedures for dismantling and removing remedial structures and equipment from the Site, if applicable;
7. a citizen participation plan, if required, that incorporates appropriate activities outlined in the Department’s publication “Citizen Participation in New York’s Hazardous Waste Site Remediation Program: A Guidebook,” dated June 1998, any subsequent revisions thereto, and 6 NYCRR Part 375;
8. an OM&M Plan, if the performance of the Department-approved IRM results in a treatment system which is expected to operate for greater than 18 months. If the system will not operate for greater than 18 months, or if only monitoring is required, only a monitoring plan will be needed; and
9. a description of institutional controls to be implemented as well as written approval from the owner of the affected property if the remedy selected requires implementation of an institutional control at an off-Site location or if the person responsible for the remedy is not the Site owner.

Exhibit “J”

Remediation Work Plan Requirements

The Remediation (“RD/RA”) Work Plan shall include the following:

1. A detailed description of the remedial objectives and the means by which each element of the selected remedial alternative will be implemented to achieve those objectives, including, but not limited to:

- (i) the construction and operation of any structures;
- (ii) the collection, destruction, treatment, and/or disposal of hazardous wastes and substances and their constituents and degradation products, and of any soil or other materials contaminated thereby;
- (iii) the collection, destruction, treatment, and/or disposal of contaminated groundwater, leachate, and air;
- (iv) physical security and posting of the Site;
- (v) quality control and quality assurance procedures and protocols to be applied during implementation of the Remedial Construction; and
- (vi) monitoring which integrates needs which are present on-Site and off-Site during implementation of the Department-selected remedial alternative.

2. “Biddable Quality” documents for the Remedial Design including, but not limited to, documents and specifications prepared, signed, and sealed by a Professional Engineer. These plans shall satisfy all applicable local, state, and federal laws, rules, and regulations;

3. A time schedule to implement the Remedial Design;

4. The parameters, conditions, procedures, and protocols to determine the effectiveness of the Remedial Design, including a schedule for periodic sampling of all media of concern, including groundwater monitoring wells on-Site and off-Site;

5. A description of operation, maintenance, and monitoring activities to be undertaken after the Department has approved construction of the Remedial Design, including the number of years during which such activities will be performed (where appropriate) and a specific description of the criteria to be used to decide when operation of such activities may be discontinued.

6. A contingency plan to be implemented if any element of the Remedial Design fails to achieve any of its objectives or otherwise fails to protect human health or the environment;

7. A health and safety plan for the protection of persons at and in the vicinity of the Site during and after construction. This plan shall be prepared in accordance with 29 CFR 1910 by a certified health and safety professional; and

8. A citizen participation plan which incorporates appropriate activities outlined in the Department's publication "Citizen Participation in New York's Hazardous Waste Site Remediation Program: A Guidebook," dated June 1998, any subsequent revisions thereto, and 6 NYCRR Part 375.

9. A Site Management Plan to address residual contamination that may remain on the Site.

Exhibit “K”

OM&M Work Plan Requirements

The OM&M Work Plan shall provide for:

1. Operation and maintenance of engineering controls and/or treatment systems;
2. Maintenance of institutional controls, where applicable;
3. Yearly certification by a Professional Engineer of the continued effectiveness of any institutional and/or engineering controls, where applicable. The certification must identify the required controls and evaluate whether the controls should remain in place and effective for the protection of public health and/or the environment;
4. A monitoring plan which describes the measures for monitoring the performance and effectiveness of the remedy at the Site;
5. A contingency plan which describes procedures which may be required to protect and/or maintain the operation of the remedy in the event of an emergency, such as a fire, spill, tank or drum overflow or rupture, severe weather, or vandalism;
6. A health and safety plan and a list of records and references;
7. Monitoring and reporting of the performance and effectiveness of the remedy, both short and long-term, by:
 - (i) Assessing compliance with actual or equivalent discharge permit limits;
 - (ii) Assessing achievement of the remedial performance criteria; and,
 - (iii) Sampling and analysis of appropriate media.
8. A determination that the remedy is complete by demonstrating that the remedial action objectives have been achieved.

EXHIBIT "B"

RECORDS SEARCH REPORT

1. Detail all environmental data and information within Respondent's or Respondent's agents' or consultants' possession or control regarding environmental conditions at or emanating from the Site.
2. A comprehensive list of all existing relevant reports with titles, authors, and subject matter, as well as a description of the results of all previous investigations of the Site and of areas immediately surrounding the Site which are or might be affected by contamination at the Site, including all available topographic and property surveys, engineering studies, and aerial photographs.
3. A concise summary of information held by Respondent and Respondent's attorneys and consultants with respect to:
 - (i) a history and description of the Site, including the nature of operations;
 - (ii) the types, quantities, physical state, locations, methods, and dates of disposal or release of hazardous waste at or emanating from the Site; (iii)a description of current Site security (i.e. fencing, posting, etc.); and
 - (iii) the names and addresses of all persons responsible for disposal of hazardous waste, including the dates of such disposal and any proof linking each such person responsible with the hazardous wastes identified.

EXHIBIT "C"

**Cost Summary
(intentionally left blank)**

APPENDIX "A"

**STANDARD CLAUSES FOR ALL NEW YORK STATE
STATE SUPERFUND 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 licensed and registered in New York State 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.

3. Nothing in this Order, in any submittal, or in any work plan(s) submitted pursuant to this Order shall modify, expand, reduce, or otherwise change the remedial activities (including site management) required by a ROD issued by the Department.

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. Any time limitations set forth in Section 113(g)(1) of CERCLA, as amended, 42 U.S.C. § 9613(g)(1), Section 1012(h)(2) of the Oil Pollution Act, as amended, 33 U.S.C. § 2712(h)(2), the Federal Water Pollution Control Act, the New York Navigation Law, the New York Environmental Conservation Law, or any other federal or state statute or regulation with respect to potential claims for natural resource damages against Respondent or any other time limitations for the filing of potential natural resource damages claims against Respondent under any other applicable state or federal law are tolled in their entirety from the effective date of this Order until termination of this Order.

I. 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.

J. 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.

K. 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.

L. 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.