

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Office of the General Counsel

625 Broadway, 14th Floor, Albany, New York 12233-1500

P: (518) 402-9185 | F: (518) 402-9018

www.dec.ny.gov

January 23, 2017

**SENT VIA FIRST CLASS MAIL AND
ELECTRONIC MAIL**

Mr. Frank Clemente, President
Clem Properties, Inc.
29 53rd Street
Brooklyn, NY 11232
rifralex@hotmail.com

RE: Order on Consent and Administrative Settlement
Index No.: R2-20161205-431
Site: Former Bliss Projectiles
Site No.: 224249

Dear Mr. Clemente:

Enclosed to complete your files is a copy of the fully executed Order on Consent and Administrative Settlement referencing the Former Bliss Projectiles site located at 29 53rd Street, Brooklyn, New York and Clem Properties, Inc.

If you have any further questions or concerns relating to this matter, please contact Ms. Karen Mintzer at 718-482-4961.

Sincerely,



Maria Mastroianni
Legal Assistant
Bureau of Remediation
Office of General Counsel

Enclosure

cc: Mr. Edward E. Shea, Esq.
Windels marx
156 West 56th Street
New York, NY 10009



Department of
Environmental
Conservation

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**

Index No. *R2-20161205-431*

DEC Site Name: Former Bliss Projectiles at 29 53rd Street, Brooklyn, NY

DEC Site No.: 224249

Site Address: 29 53rd Street, Brooklyn, N.Y 11232

Hereinafter referred to as "Site"

by: Clem Properties, Inc.
RESPONDENT

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 not listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

3. 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 or that Respondent cause any such releases; 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.

4. Respondent and the Department agree that the primary goals of this Order are to appropriately characterize the contamination at the Site and provide a mechanism for Respondent to implement any necessary interim remedial measures and associated site management.

5. 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 224249, consists of approximately .69 acres, and is as follows:

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

Tax Map/Parcel No.: Brooklyn Block 803, Lot 41
29 53rd Street, Brooklyn, N.Y 11232
Owner: Clem Properties, Inc.

II. Initial Work Plan

A Site Characterization Work Plan shall be submitted to the Department by the Respondent within thirty (30) days after the effective date of this Order.

III. Payment of State Costs

Invoices shall be sent to Respondent at the following address:

Frank Clements, President
Clem Properties, Inc.
29 53rd Street
Brooklyn, NY 11232

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:

Bryan Wong DEC Project Manager (1 hard copy (unbound for work plans)
& 1 electronic copy)
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, Albany, NY 12233
yukyin.wong@dec.ny.gov

Krista Anders (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
kma06@health.ny.gov

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

Frank Clemente, President
Clem Properties, Inc.
29 53rd Street
Brooklyn, NY 11232
rifralex@hotmail.com

With a copy to:

Edward E. Shea, Esq.
Windels Marx
156 West 56th Street
New York, NY 10009
eshea@windelsmarx.com

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. Certificate of Completion/ No Further Action/Satisfactory Completion

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. However, if, after the completion of any required investigations and/or interim remedial actions, the Department determines that the Site will not be listed in the *Registry of Inactive Hazardous Waste Disposal Sites in New York State*, the Department will not issue a Certificate of Completion but will issue a No Further Action/Satisfactory Completion Letter to Respondent reflecting the Department's determination that, other than implementation of a Site Management Plan if required, no further remedial action at the Site is presently necessary. The Letter's form and substance shall be materially similar to the attached Exhibit D.

VI. 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 terms of this Order (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this Order shall control.

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

DATED: *January 20, 2017*

BASIL SEGGOS
ACTING COMMISSIONER
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: 

Robert W. Schick, P.E., 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.

By: Frank Clemente CLEM PROPERTIES, INC.
Title: President
Date: 27 DEC, 2016

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 27 day of December in the year 2016, before me, the undersigned, personally appeared Frank Clemente (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:

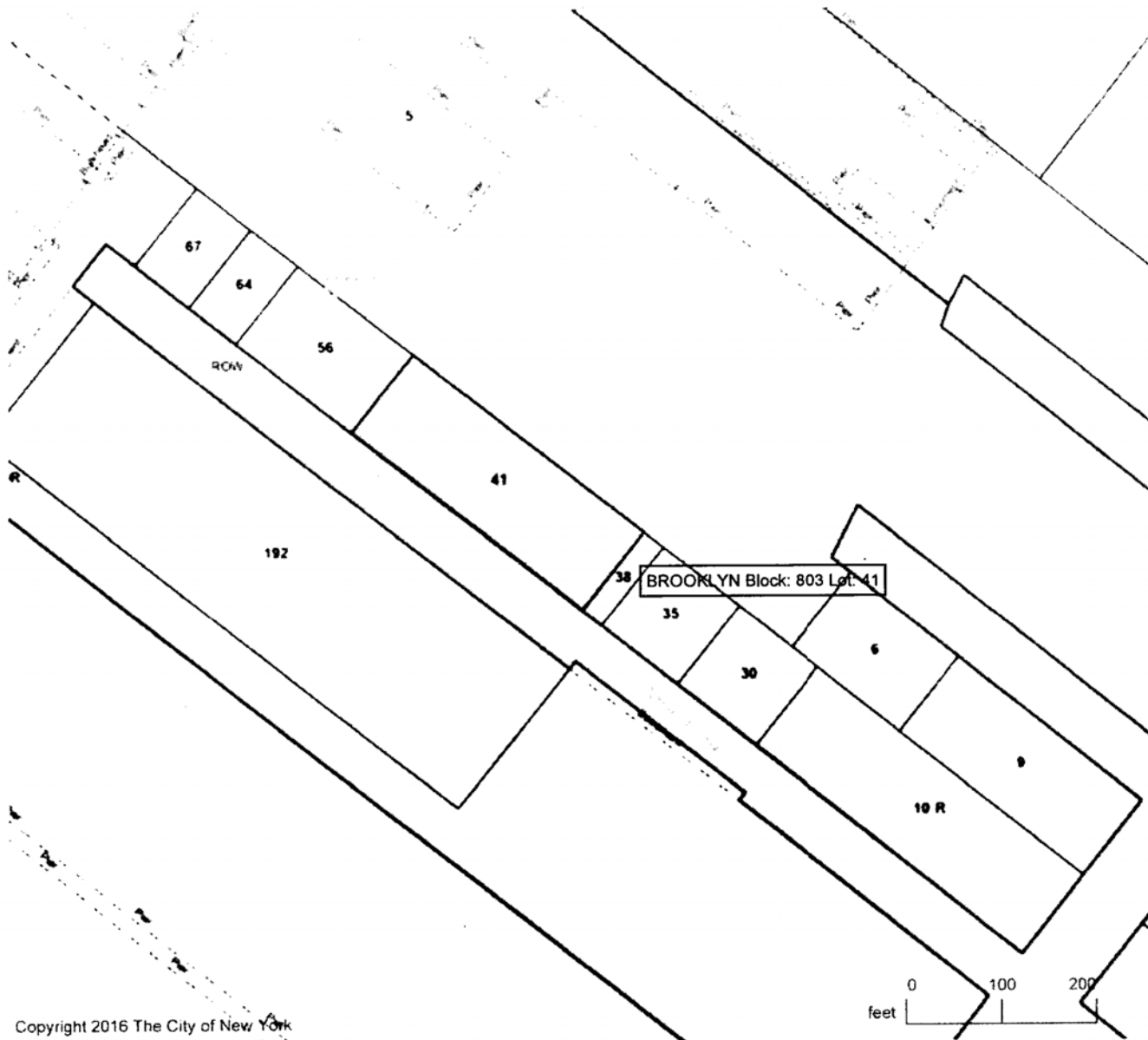
On the 27 day of December in the year 2016, before me, the undersigned, personally appeared Frank Clemente (full name) personally known to me who, being duly sworn, did depose and say that he/she/they reside at 29-53rd St Bklyn NY 11232 (full mailing address) and that he/she/they is (are) the President (president or other officer or director or attorney in fact duly appointed) of the Clem Properties Inc (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.

Sam Sala
Notary Public, State of New York

SAMIR SABRA
Notary Public, State of New York
Registration No. 01SA4872004
Qualified in Kings County
Commission Expires Sep 29 2018

EXHIBIT "A"

Map

Former E.W. Bliss Projectiles - Digital Tax Map - New York City Dept. of Finance (4/8/2016)

Copyright 2016 The City of New York

0 100 200
feet

--- Borough Boundary

--- Tax Block Boundary

50 Tax Block Number

--- Tax Lot Boundary

50 Tax Lot Number

-50- Condo FKA Tax Lot Number

50.5 Tax Lot Dimension

+/-5.5 Approximate Tax Lot Dimension

1500 - 1550 Condo Units Range Label

Building Footprint

C50 Condo Flag/Condo Number

A50 Air Right Flag/Lot Number

S50 Subterranean Right Flag/Lot Number

R REUC Flag

----- Under Water Tax Lot Boundary

----- Other Boundary

┆ Possession Hook

Misc Miscellaneous Text

○ Small Tax Lot Dimension

Surface Water

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.

RECORDS SEARCH REPORT

For

CLEM PROPERTIES

29 53rd Street

Brooklyn, New York 11232

**Order on Consent and Administrative
Settlement Index # R2-20161205-431**

Prepared For:

Windels Marx Lane & Mittendorf, LLP

**156 West 56th Street,
New York, New York 10019**

Prepared By:

**Langan Engineering, Environmental, Surveying
and Landscape Architecture, D.P.C.**

300 Kimball Drive

Parsippany, New Jersey 07054

19 December 2016

100373202

LANGAN

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

LANGAN

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION.....	1
2.0 SITE INFORMATION.....	1
2.1 Site Description.....	1
2.2 Site Geology and Hydrogeology.....	2
2.2 Site History	2
3.0 ENVIRONMENTAL INVESTIGATIONS	4
3.1 AEI's 2012 Investigation.....	4
3.2 Langan's 2013 Investigation	5
3.3 Langan's 2016 Investigation	8
3.4 Off-Site Contamination	9
3.4.1 New York City Lot.....	9
3.4.2 Empire Electric Company.....	10
3.4.3 New York City Department of Sanitation.....	10
3.4.4 Con Edison.....	10
3.4.5 Kings County MGP Site.....	12
3.4.6 Bush Terminal	12
4.0 OVERALL CONTAMINATION.....	13
4.1 Identified On-Site Contamination.....	13
4.2 Potential Off-Site Sources of Contamination.....	14
4.3 Findings	16

TABLE OF CONTENTS (Continued)

TABLES

Table 1	Sample Summary
Table 2	Soil Sample Results
Table 3	Groundwater Sample Results
Table 4	Sub-Slab Soil Gas Sample Results
Table 5	QA/QC Sample Results

FIGURES

Figure 1	Site Location Map
Figure 2	Sample Locations and Exceedances
Figure 3	Sub-Slab Soil Gas Results

1.0 INTRODUCTION

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan) has prepared this Records Search Report for Clem Properties with regards to their property located at 29 53rd Street in Brooklyn, Kings County, New York ("site"). The site is identified as Tax Block 803, Lot 41 and consists of 0.69 acres, which is entirely occupied by a warehouse. An Administrative Consent Order ("ACO") was entered into between Clem Properties and the New York State Department of Environmental Conservation ("NYSDEC") to address contamination beneath the site.

This Records Search Report summarizes the site history, environmental investigations, and nature and extent of the identified contamination.

2.0 SITE INFORMATION

2.1 Site Description

The site is located at 29 53rd Street in the Borough of Brooklyn, Kings County, New York (Figure 1). It is situated on the northern side of 53rd Street (aka Whale Square), about 600 feet west of the intersection of 1st Avenue and 53rd Street. It is identified as Tax Block 803, Lot 41 and consists of 0.69 acres, which is entirely occupied by a one-story building currently used by Clem Snacks as a storage and distribution warehouse for packaged-dry snack foods. An asphalt-paved parking lot leased from the City of New York by the current

occupant of the warehouse is located immediately north of the building. The site and surrounding area is designed as an M3 zone, which is an area of heavy industry.

2.2 Site Geology and Hydrogeology

The site is relatively flat, however; it does slope slightly to the west, towards the Upper New York Bay. Light brown to dark brown sand and silt is located immediately beneath the one-foot thick concrete slab of the warehouse. Some fine to medium gravel was observed in the investigative borings, which were advanced to 20 feet below the concrete slab. In addition, brick and concrete were noted in several of the borings at approximately 15 feet below grade. This debris represents the filling of the site in the 1900s.

The nearest body of water is the Upper New York Bay, which is located a few hundred feet to the west of the site. It is expected that groundwater beneath the site is tidally influenced, with groundwater generally flowing to the west, towards the bay. The top of the groundwater table is approximately 14 feet below the top of the building's concrete slab.

2.2 Site History

The site was used mainly for industrial purposes from around 1906 until the current tenant, Clem Properties, began its occupancy of the warehouse in

1977 for used a as a storage and distribution warehouse for packaged-dry snack foods. Previous tenants include E.W. Bliss Projectile Department, which produced torpedoes; a paper warehouse; and, a metal products manufacturer. Sanborn Fire Insurance Maps dated between 1906 and 1942 depict two oil storage tanks adjacent to the southwestern exterior wall of the warehouse. These former tanks are not believed to be associated with the site or its former operations.

The surrounding area has also been used for industrial purposes dating back to at least the late 1800s. Former occupants of the area include: Southern Power Station BHRR, which included a coal pocket; EW Bliss Projectile Department; EW Bliss Company Ordnance Works, which included a machine shop; Empire Electric Company, which has an associated groundwater plume that includes volatile organic compounds; B.M.T. Heating Plant; Kings County Lighting Company, which included several above ground oil storage tanks; Morse Dry Docks/Bethlehem Steel Company: Ship Building Division; Universal Terminal and Stevedoring Corporation; Bush Terminal Building, which is impacted by VOCs and SVOCs, metals, pesticides, and PCBs; and, Kings County Manufactured Gas Plant, which included above ground fuel oil tanks with over nine million gallons of capacity and has a network of recovery wells for the collection of light non-aqueous phase liquid ("LNAPL").

Current surrounding properties consist of a Consolidated Edison oil storage yard, which includes above ground oil storage tanks; Consolidated Edison Gas

Turbine Generator Barges; a New York City Department of Transportation lot used for automobile storage; and, a Brooklyn Sanitation Department facility, which includes several storage tanks.

3.0 ENVIRONMENTAL INVESTIGATIONS

3.1 Eder's 1997 Investigation

In 1997, Eder Associates of Locust Valley, New York conducted an investigation of the asphalt-paved parking lot located immediately north of the site. This investigation is discussed in Section 3.5.1 and documented in Eder's 21 April 1997 *Phase II Environmental Assessment* report. In addition, two soil samples were collected from floor drains inside the warehouse occupying the site. These samples contained exceedances of polycyclic aromatic hydrocarbon ("PAH") and mercury.

3.2 AEI's 2012 Investigation

In their 26 October 2012 *Phase I Environmental Site Assessment*, AEI Consultants of Jersey City, New Jersey concluded that based on the former use of the site and the presence of the tanks on the adjacent property "it is likely that the historical uses of the property has resulted in a release of hazardous substances or petroleum products to the subsurface of the subject property." As such, AEI recommended that a Phase II investigation be completed. In November 2012, AEI conducted a subsurface investigation of

the site, which is documented in their 21 December 2012 *Phase II Subsurface Investigation* report. The investigation was designed to evaluate potential impacts from the two former oil storage tanks located adjacent to the southwestern side of the site and to assess potential impacts from historical on-site industrial/manufacturing and vehicle maintenance activities. According to the report, only three of the planned six borings were completed due to the thickness of the concrete building slab, which is estimated to be about one foot thick. A total of five soil samples were collected from these three borings. The samples were analyzed for volatile organic compounds ("VOC"), semi-volatile organic compounds ("SVOC"), and Priority Pollutant Metals ("PP Metals"). The analytical results revealed trichloroethene ("TCE"), cis-1,2-dichloroethene, vinyl chloride, benzo(a)anthracene, and chrysene at concentrations above their respective NYSDEC's Soil Cleanup Objective ("SCO") for unrestricted use. In addition, free-phase product described as "crude oil" was observed at all three boring locations at a depth of approximately 14 feet below the building slab, which is the same depth the top of the groundwater table was encountered.

3.3 Langan's 2013 Investigation

Langan reviewed AEI's reports and conducted a site inspection. It was concluded that because of the thickness of the concrete slab (i.e., one foot or greater), the current use of the site, and the historical industrial use of the site and surrounding area, the most likely source of the identified contamination

was from an off-site source. Langan developed a technical investigation designed to identify possible off-site, upgradient source(s) of the identified contamination. An investigation conducted in March 2013, which was documented in Langan's 4 November 2013 *Phase II Environmental Site Assessment Report*, included the advancement of two soil borings (LB-1 and LB-2) near the southeastern end of the warehouse, which would evaluate contamination in the upgradient groundwater flow direction. The borings were advanced to the same depth that AEI encountered the free-phase product (i.e., about 14 feet below grade). Free product was not encountered within either boring. In addition, each boring was converted into a temporary well point and groundwater samples were collected.

As shown on Table 2, the investigation identified TCE and tetrachloroethene ("PCE") at concentrations which are relatively low, but above the NYDEC's SCO, in the soil sample collected from boring LB-2 at a depth of 15 to 15.5 feet below grade. The soil boring logs indicate that there was no field screening evidence of contamination (i.e., elevated photoionization detector ("PID") readings, visual, or olfactory). Therefore, it was concluded that these chlorinated compounds were not caused by Clem Snacks. No exceedances of the SCO were reported in the soil sample collected from boring LB-1. As shown on Table 3, the results of the groundwater samples revealed that TCE exceeded the NYDEC's Water Quality Standards Surface Waters and Groundwater ("WQS") in the sample collected from the temporary well point

installed in boring LB-2 (i.e., TMW-2). No exceedances of the WQS were reported in the sample collected from temporary well point TMW-1.

Further investigation of the site was conducted by Langan in July 2013 and documented in Langan's 4 November 2013 *Phase II Environmental Site Assessment Report*. The sampling program was designed to delineate the extent of the TCE and PCE contamination identified at boring location LB-2 during the March 2013 investigation and to confirm the results obtained by AEI during their November 2012 investigation. Five soil borings (i.e., LB-3 through LB-7) were advanced within the building and three were converted into temporary well points (i.e., TMW-3, TMW-6, and TMW-7). The analytical results of the investigation provided horizontal delineation for the TCE and PCE contamination. The confirmatory samples obtained from borings located adjacent to those advanced by AEI in November 2012 produced similar results to those reported by AEI. This contamination consisted of cis-1,2-dichloroethene, vinyl chloride, TCE, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, 2-methylnaphthalene, indeno(1,2,3-cd)pyrene, and chrysene.

The results of the groundwater samples collected from the three temporary well points revealed VOC contamination consisting of cis-1,2-dichloroethene, vinyl chloride, TCE, and PCE. A sample of "free product" taken from one of the areas containing elevated total petroleum hydrocarbon concentrations was submitted to META Environmental, Inc. of Franklin, Massachusetts for

fingerprint analysis and age dating. An analysis of the "free product" revealed its "characteristics are consistent with highly weathered blended petroleum products such as No. 4, No. 5, or No. 6 fuel oils, Bunker C fuels, or by the Pacific Specification of PS-400. The estimated age of release for this material was calculated to be more than 20 years ago." Since Clem Snacks did not utilize these petroleum products, it is concluded that they did not cause the contamination.

Neither the vertical or horizontal extent of the soil or groundwater contamination has been determined, however; as shown in Section 3.5, nearly all of the compounds identified on-site have been identified in the groundwater at upgradient sites. In addition, "free product" was observed in several of the borings near the top of the groundwater table (i.e., LNAPL). The source of the "free product" may be the upgradient Con Edison LNAPL plume.

3.4 Langan's 2016 Investigation

As shown on Table 4, a 23 September 2016 investigation by Langan identified several volatile organic compounds, most notably the solvents TCE and PCE, in the soil gas beneath the warehouse's concrete floor slab. While the concrete slab is over one foot in thickness and free of major cracks, there is the possibility that these vapors emanating from the contaminated groundwater that flows beneath the site can infiltrate the warehouse and affect the indoor air quality.

3.5 Off-Site Contamination

As previously stated, the area surrounding the site is designed as an M3 zone, which is an area of heavy industry. It has been the location of a variety of industrial facilities, some of which have negatively impacted the environment. The following is a summary of the contamination that has been identified in the area immediately surrounding the site.

3.5.1 New York City Lot

As discussed in Section 3.1, Eder conducted an investigation of the asphalt-paved parking lot leased from the City of New York by the current occupant of the warehouse. The parking lot is located immediately north of the site. The investigation, which is documented in a 21 April 1997 *Phase II Environmental Assessment* report, consisted of the collection of subsurface soil samples six borings advanced in the parking lot and three borings advanced along the southern side of the site within 53rd Street. Staining of the soil was noted in several borings near the top of the water table. The investigation resulted in the identification of PAH and minor VOC contamination in isolated areas.

3.5.2 Empire Electric Company

According to investigations by LiRo Engineering, Miller Environmental Group, Arcadis of New York, Inc., and EA Engineering, groundwater in the area upgradient of the site is impacted by LNAPL and VOCs. A groundwater plume emanating from the Empire Electric Company contains PCE, TCE, and cis-1,2-dichloroethene, all of which were identified in groundwater samples collected at the site.

3.5.3 New York City Department of Sanitation

According to a 5 December 2011 *Semi-Annual Monitoring Report by LiRo Engineers, Inc.*, the New York City Department of Sanitation Brooklyn West 7 facility has a free-phase groundwater plume consisting of a mixture of No. 2 fuel oil, motor oil, and lubricating oil. Soil and groundwater samples collected after the closure of several USTs in 1997 indicted VOC and SVOC contamination. A multi-phase extraction system was constructed in April 2000 to address the free product, contaminated groundwater, and contaminated soil.

3.5.4 Con Edison

The Con Edison Oil Storage Yard, which is also known as the Narrows Gas Turbine site, includes a tank farm located at 53rd Street and 1st Avenue, which is immediately southwest and upgradient of the subject

property. Free-phase product (i.e., LNAPL) has been identified at this facility and within the groundwater table. It has reportedly migrated with the prevailing groundwater flow direction, which is predominantly to the west toward New York Bay and the site. Data collected from two off-site downgradient wells, appear to show that the plume has not reached the bay. An investigation has not yet been performed to determine if the plume is present beneath 53rd Street, which is immediately adjacent to the site and in the area where free-phase product was identified by AEI and Langan.

The source of the LNAPL on the Con Edison Oil Storage Yard was identified as a No. 2 fuel oil above ground storage tank. Samples of the LNAPL collected by Arcadis of New York, Inc. were identified as No. 4 fuel oil. Arcadis noted that LNAPL samples collected by Miller Environmental Group in 1992 identified the product as extremely weathered No. 2 fuel oil. Arcadis stated the discrepancy "between these results is likely due to the aging/weathering of the product. No. 2 fuel oil and No. 4 fuel oil contain similar compounds that render similar peaks during analyses. As No. 2 fuel oil weathers, the lighter compounds, which initially differentiate it from No. 4 fuel oil, may degrade and the heavier compounds that remain will render a signature/fingerprint similar to that for No. 4 fuel oil."

In addition to the LNAPL, Arcadis noted TCE, PCE, and cis-1,2-dichloroethene groundwater contamination. These compounds were identified in groundwater samples collected by Langan at the site. Arcadis reported these exceedances in on-site wells located upgradient of the free-phase product. This led Arcadis to conclude the source of this VOC contamination was off-site and upgradient, which would put it to the west of 1st Avenue.

3.5.5 Kings County MGP Site

The Kings County Manufactured Gas Plant, which is located to the south and upgradient of the site, is listed as a State Hazardous Waste Site. Reportedly, numerous spills occurred at this facility, one of which resulted in the installation of recovery wells for the collection of LNAPL.

3.5.6 Bush Terminal

The former Bush Terminal Building is located approximately one-eighth of a mile northeast of the site and is listed as a SHWS. This facility is contaminated with VOCs, SVOCs, metals, a pesticide, and PCBs.

4.0 OVERALL CONTAMINATION

4.1 Identified On-Site Contamination

Based on investigation conducted to date, soil contamination was identified beneath the site. As shown on Figure 2, this contamination consists of volatile organic compounds (i.e., TCE, PCE, cis-1,2-dichloroethene, and vinyl chloride) and semi-volatile organic compounds (i.e., benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, 2-methylnaphthalene, and chrysene), which were reported at concentrations above the NYSDEC's SCO.

The groundwater beneath the site is contaminated with volatile organic compounds (i.e., TCE, PCE, cis-1,2-dichloroethene, and vinyl chloride) at a concentration above the NYSDEC's WQS (Figure 2). In addition, free-phase product (i.e., LNAPL) was identified at the top of the groundwater table. The free-phase product is likely highly weathered blended petroleum products such as #4 fuel oil, #5 fuel oil, or #6, which was used in naval ships.

Finally, due to the presence of contaminated groundwater beneath the site, several volatile organic compounds have been identified in the soil gas beneath the warehouse's concrete floor slab (Figure 3).

4.2 Potential Off-Site Sources of Contamination

The surrounding area has been used for industrial purposes at least as far back as 1906. Current and former occupants of the immediate area include: Southern Power Station, EW Bliss Projectile Department and Ordnance Works, Empire Electric Company, Morse Dry Docks/Bethlehem Steel Company, Kings County Manufactured Gas Plant, Consolidated Edison Oil Storage Yard and Gas Turbine Generator Barges, and a Brooklyn Sanitation Department facility.

Environmental investigations by other companies in the immediate surrounding area of the site have identified free-phase product in the groundwater, along with volatile organic compounds that consist mainly of solvents. The table below identifies several facilities within a few hundred feet of the site that have confirmed groundwater contamination similar to that found on the site. All three facilities are located upgradient of the site, which means the contaminated groundwater would flow past the site on its way to the Upper New York Bay.

Possible Off-Site Sources of Contamination

Contaminant Identified on Site	Matrix	Was Contaminant Identified on Surrounding Site Above Standards					
		Adjacent Parking Lot and 53 rd Street	Narrows Generating Station	Empire Electric Company	Bush Terminal Building	Kings County MGP Site	New York City Department of Sanitation Brooklyn West 7
TCE	Soil	Not Analyzed	Unknown	Unknown	Not Specified	Not Specified	Not Analyzed
PCE		Not	Unknown	Unknown	Not	Not	Not Analyzed

Contaminant Identified on Site	Matrix	Was Contaminant Identified on Surrounding Site Above Standards					
		Adjacent Parking Lot and 53 rd Street	Narrows Generating Station	Empire Electric Company	Bush Terminal Building	Kings County MGP Site	New York City Department of Sanitation Brooklyn West 7
		Analyzed			Specified	Specified	
cis-1,2-dichloroethene		Not Analyzed	Unknown	Unknown	Not Specified	Not Specified	Not Analyzed
vinyl chloride		Not Analyzed	Unknown	Unknown	Not Specified	Not Specified	Not Analyzed
benzo(a)anthracene		Yes	Unknown	Unknown	Not Specified	Not Specified	No
benzo(a)pyrene		Yes	Unknown	Unknown	Not Specified	Not Specified	No
benzo(b)fluoranthene		Yes	Unknown	Unknown	Not Specified	Not Specified	No
indeno(1,2,3-cd)pyrene		No	Unknown	Unknown	Not Specified	Not Specified	No
2-methylnaphthalene		No	Unknown	Unknown	Not Specified	Not Specified	Not Analyzed
Chrysene		Yes	Unknown	Unknown	Not Specified	Not Specified	No
TCE	Ground Water	Not Investigated	Yes	Yes	Not Specified	Not Specified	Not Analyzed
PCE		Not Investigated	Yes	Yes	Not Specified	Not Specified	Not Analyzed
cis-1,2-dichloroethene		Not Investigated	Yes	Yes	Not Specified	Not Specified	Not Analyzed
vinyl chloride		Not Investigated	No	No	Not Specified	Not Specified	Not Analyzed
LNAPL		Not Investigated	Yes	No	Not Specified	Yes	Yes

4.3 Findings

The on-site soil contamination is situated approximately 14 to 20 feet below existing grade, with the top of the groundwater table being encountered at about 14 feet below grade. The on-site groundwater contamination consists of free-phase product and several volatile organic compounds mainly consisting of solvents.

The identified soil and groundwater contamination does not constitute a major environmental concern since the industrialized area in which the site is located does not contain any ecological or potable groundwater receptors. The entire property is covered by the warehouse, which acts as a physical barrier to contain the contamination and limit human contact. Current site operations performed by Clem Snacks consist of the storage and distribution of package-dry snack foods. As such, there is no threat of a release of hazardous substances or petroleum products from the site to the environment.

Due to the presence of the contaminated groundwater, volatile organic vapors have been identified in the soil gas beneath the warehouse. Since there is a possibility that these vapors can infiltrate the warehouse and affect the indoor air quality a remedy is being proposed.

WW\langan.com\data\PAR\data2\100373202\Office Data\Reports\Environmental\ACO Reports\Record Search
Report\Records Search Report.docx

TABLES

FIGURES

EXHIBIT "C"

Cost Summary

INTENTIONALLY LEFT BLANK

Exhibit "D"

[date]

[Respondent name and address]

RE: Satisfactory Completion Letter/No Further Action Letter
Site No.:
Site Name:

Dear Respondent:

This letter is sent to notify Respondent that it has satisfactorily completed the **Site Characterization/Interim Remedial Measure** of the remediation project that Respondent undertook under the Consent Order Index No. _____ for Address, Town and Village of, County, New York (Tax Map/Parcel No.) ("Site"). The New York State Department of Environmental Conservation ("Department") has determined, subject to the Department's reservation of rights outlined below, contained in the Consent Order, or existing at law, based upon our inspection of the above-referenced Site and upon our review of the documents you have submitted, that you completed the project in accordance with the terms and conditions of the above-referenced Order and no further remedial action (other than implementation of the Site Management Plan if required) is necessary. As a result, the Department is issuing this Satisfactory Completion /No Further Action Letter for the project.

Notwithstanding that the Department has determined that no further remedial action is necessary with the respect to the Site, the Department reserves any and all rights and authority, including rights concerning any claim for natural resource damages or the authority to engage in or require any further investigation or remediation the Department deems necessary. The Department retains all its respective rights concerning circumstances where Respondent, their lessees, sublessees, successors, or assigns cause or permit a Release or threat of Release at the site of any hazardous substance (as that term is defined at 42 USC 9601[14]) or petroleum (as that term is defined in Navigation Law § 172[15]).

Additionally, with respect to the site, nothing contained in this letter shall be construed to:

- preclude the State of New York on behalf of the New York State Environmental Protection and Spill Compensation Fund from recovering a claim of any kind or nature against any party;

- prejudice any rights of the Department to take any investigatory action or remediation or corrective measures it may deem necessary if Respondent fails to comply with the Order or if contamination other than contamination within the present knowledge of the Department is encountered at the Site;
- prohibit the Commissioner or his duly authorized representative from exercising any summary abatement powers.

In conclusion, the Department is pleased to be part of this effort to return the site to productive use and benefit to the entire community.

If you have any questions, please do not hesitate to contact [project manager], site project manager, at [telephone number].

Sincerely,

Robert Schick
Director
Division of Environmental Remediation

ec: [list appropriate staff]

APPENDIX "A"

**STANDARD CLAUSES FOR ALL NEW YORK STATE
STATE SUPERFUND ORDERS**

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE SUPERFUND ADMINISTRATIVE ORDERS

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

I. Citizen Participation Plan

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

II. Initial Submittal

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

III. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

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

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

The Work Plans shall be captioned as follows:

1. Site Characterization ("SC") Work Plan: a Work Plan which provides for the identification of the presence of any hazardous waste disposal at the Site;
2. Remedial Investigation/Feasibility Study ("RI/FS") Work Plan: a Work Plan which provides for the investigation of the nature and extent of contamination within the boundaries of the Site and emanating from such Site and a study of remedial alternatives to address such on-site and off-site contamination;
3. Remedial Design/Remedial Action ("RD/RA") Work Plan: a Work Plan which provides for the development and implementation of final plans and specifications for implementing the remedial alternative set forth in the ROD;
4. "IRM Work Plan" if the Work Plan provides for an interim remedial measure;
5. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy; or
6. "Supplemental" if additional work plans other than those set forth in II.A.1-5 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. Respondent may opt to propose one or more additional or supplemental Work Plans (including one or more IRM Work Plans) at any time, which the Department shall review for appropriateness and technical sufficiency.

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

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

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

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

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

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

C. Submission of Final Reports and Periodic Reports

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

2. Any final report or final engineering report that includes construction activities shall include "as built" drawings showing any changes made to the remedial design or the IRM.

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

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

D. Review of Submittals

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

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

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

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

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

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

E. Department's Issuance of a ROD

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

2. Respondent shall have 60 days from the date of the Department's issuance of the ROD to

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

F. Institutional/Engineering Control Certification

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

IV. Penalties

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

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

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

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

3. Respondent shall have the burden of proving by a preponderance of the evidence that (i) the delay or anticipated delay has been or will be caused by a Force Majeure Event; (ii) the duration of the delay or the extension sought is warranted under the circumstances; (iii) best efforts were exercised to avoid and mitigate the effects of the delay; and (iv) Respondent complied with the requirements of Subparagraph IV.B.2 regarding timely notification.

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

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

V. Entry upon Site

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

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

VI. Payment of State Costs

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

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

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

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

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

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

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

VII. Release and Covenant Not to Sue

Upon the Department's issuance of a Certificate of Completion as provided at 6 NYCRR 375-1.9 and 375-2.9, Respondent shall obtain the benefits conferred by such provisions, subject to the terms and conditions described therein.

VIII. Reservation of Rights

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

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

IX. Indemnification

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

X. Public Notice

A. Within thirty (30) Days after the effective date of this Order, Respondent shall provide notice as required by 6 NYCRR 375-1.5(a). Within sixty (60) Days of such filing, Respondent shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy.

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

XI. Change of Use

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

XII. Environmental Easement

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

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

C. If Respondent does not cause such environmental easement to be recorded in accordance with 6 NYCRR 375-1.8(h)(2), Respondent will not be entitled to the benefits conferred by 6 NYCRR 375-1.9 and 375-2.9 and the Department may file an Environmental Notice on the site.

XIII. Progress Reports

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

XIV. Termination of Order

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

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

its election not to implement the remedial activities in accordance with the ROD, Respondent shall complete the activities required by such previously approved Work Plan(s) consistent with the schedules contained therein. Thereafter, this Order shall terminate effective the 5th Day after the Department's approval of the final report for all previously approved Work Plans; or

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

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

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

XV. Dispute Resolution

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

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

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

XVI. Miscellaneous

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

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

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

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

D. The paragraph headings set forth in this Order are included for convenience of reference only

and shall be disregarded in the construction and interpretation of any provisions of this Order.

E. 1. The terms of this Order shall constitute the complete and entire agreement between the Department and Respondent concerning the implementation of the activities required by this Order. No term, condition, understanding, or agreement purporting to modify or vary any term of this Order shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Respondent of Respondent's obligation to obtain such formal approvals as may be required by this Order. In the event of a conflict between the terms of this Order and any Work Plan submitted pursuant to this Order, the terms of this Order shall control over the terms of the Work Plan(s). Respondent consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Order.

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

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

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

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

2. If Respondent is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Order are joint and several and the insolvency or failure of any general partner to implement any obligations

under this Order shall not affect the obligations of the remaining partner(s) under this Order.

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

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

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

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

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

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