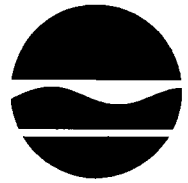


New York State Department of Environmental Conservation**Division of Environmental Enforcement****Eastern Field Unit**200 White Plains Road, 5th Floor, Tarrytown, New York 10591-5805**Phone:** (914) 332-1835 ext. 318 • **FAX:** (914) 332-5116**Website:** www.dec.state.ny.usErin M. Crotty
Commissioner

**RECOMMENDATION MEMORANDUM
CONFIDENTIAL/ATTORNEY WORK PRODUCT**

TO: Dale A. Desnoyers, Director
Division of Environmental Remediation

FROM: Denise J. D'Ambrosio, Project Attorney
Joseph O'Connell, Project Manager

SUBJECT: Brownfield Cleanup Program
Volunteer: BTM Development Partners, LLC
Site Name: Gateway Center at Bronx Terminal Market,
Eastern Parcel and Park Area
Site No.: C203015 Index No.: W2-1032-04-11

RECEIVED

DEC 21 2004

ENVIRONMENTAL
ENFORCEMENT

DATE: December 17, 2004

Attached for your signature are three original copies of the Brownfield Cleanup Agreement (BCA) for the subject Site. We have determined the BCA meets the requirements of our respective programs and recommend that it be signed. Summary information regarding the project is as follows:

Volunteer: BTM Development Partners, LLC ("Applicant" or "Volunteer"), a limited liability company under the Laws of New York State, with an address at 625 Madison Avenue, New York, New York 10022. Based upon Brownfield Cleanup Program eligibility criteria, BTM Development Partners, LLC is a Volunteer.

Site Location: Originally real property in the City of New York, Bronx County, comprising approximately 34 acres at and bisected by Exterior Street, Bronx, New York 10451, latitude 40° 49' 24" N and longitude 73° 55' 51" W ("Property"). However, by letter dated August 25, 2004 BTM Development Partners, LLC requested that the application be amended to delete certain portions of the Property originally delineated in the application: (1) the portion containing the Bronx House of Detention, (2) the portion west of Exterior Street, south of the interpier area located just north of former East 150th Street, and north of the 149th Street Bridge, and (3) the property east of Exterior Street and north of the ramp to the Major Deegan Expressway. The letter also requested that the balance of the Property be divided into two parcels with a separate Brownfield Cleanup Agreement (BCA) for each parcel, to accommodate different development schedules, with the parcels designated: Gateway Center at Bronx Terminal Market, Eastern Parcel and Park Area; and the Gateway Center at Bronx Terminal Market, Western Parcel. The Eastern Parcel and Park Area are fully delineated by metes and bounds description annexed hereto as Exhibit "A-1", ("Site").

Project Description: Park Area: The Park Area is on the western side of the Major Deegan Expressway adjacent to and to the south of the Gateway Center at Bronx Terminal Market Western Parcel. This area is predominantly vacant - current occupants are food market buildings and a farmer's market. Historic uses over the past 100 years include merchant stores, a coal yard and an asphalt company. Former railroad lines run through the Site. Surrounding uses are a mix of commercial and industrial uses including parking, warehousing and manufacturing. West of this area is the Oak Point Rail Link (railroad trestle) and the Harlem River. The number of samples collected is limited. In the Site investigation work presented, petroleum contamination was identified, a concrete vault potentially containing an underground storage tank was partially uncovered, and SVOCs and metals were found at levels in excess of TAGM 4046 RSCOs.

Eastern Parcel: The Eastern Parcel is on the eastern side of the Major Deegan Expressway. This area is partially vacant - current occupants are associated with the food market including office space, and warehousing. Historic uses over the past 100 years include a Department of Sanitation garage, manufacturing (toys, refrigerators, photographic mounts), a lumber yard, a saw mill, a paint shop and a refrigerated warehouse. Surrounding uses are a mix of commercial and industrial uses including parking, warehousing, and manufacturing. There has been no environmental sampling within the currently occupied areas, and the number of samples collected in other areas is limited. In the Site investigation work presented, petroleum contamination was identified in the vicinity of the known location of a former underground storage tank (UST); evidence of other USTs on Site was provided; and SVOCs and metals were found at levels in excess of TAGM 4046 RSCOs.

Contemplated Use: The current use of the Site includes some commercial uses in the form of wholesale food market businesses, a farmers market, and parking. The property also contains a number of vacant buildings. The intended use of the property is commercial and recreational, and would include retail establishments, a multi-level parking garage and at grade parking, and a waterfront public park with an esplanade.

Differences Between Final and Model Agreement: None

Registry Status: None.

Cost Recovery Provisions: Reimbursement of State Costs for negotiating the Agreement, and all costs associated with the Agreement up to and including the date upon which the Certificate of Completion is issued, the Department approves the final report relative to OM&M, or the Agreement is terminated, whichever is later.

Additional Information/Significant Issues: None.

Public Comment: None.

Recommendation: Based upon our review, we recommend your approval.

Enclosure

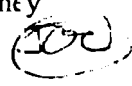
cc w/o enc.: A. Quartararo
P. D. Smith
D. Walsh
G. Laccetti

New York State Department of Environmental Conservation
Division of Environmental Enforcement
Eastern Field Unit
200 White Plains Road, 5th Floor, Tarrytown, New York 10591-5805
Phone: (914) 332-1835 ext. 318 • FAX: (914) 332-5116
Website: www.dec.state.ny.us



RECOMMENDATION MEMORANDUM
CONFIDENTIAL/ATTORNEY WORK PRODUCT

TO: Dale A. Desnoyers, Director
Division of Environmental Remediation

FROM: Denise J. D'Ambrosio, Project Attorney
Joseph O'Connell, Project Manager 

SUBJECT: Brownfield Cleanup Program
Volunteer: BTM Development Partners, LLC
Site Name: Gateway Center at Bronx Terminal Market,
Western Parcel
Site No.: C203028 Index No.: W2-1033-04-11

DATE: December 17, 2004

Attached for your signature are three original copies of the Brownfield Cleanup Agreement (BCA) for the subject Site. We have determined the BCA meets the requirements of our respective programs and recommend that it be signed. Summary information regarding the project is as follows:

Volunteer: BTM Development Partners, LLC ("Applicant" or "Volunteer"), a limited liability company under the Laws of New York State, with an address at 625 Madison Avenue, New York, New York 10022. Based upon Brownfield Cleanup Program eligibility criteria, BTM Development Partners, LLC is a Volunteer.

Site Location: Originally real property in the City of New York, Bronx County, comprising approximately 34 acres at and bisected by Exterior Street, Bronx, New York 10451, latitude 40° 49' 24" N and longitude 73° 55' 51" W ("Property"). However, by letter dated August 25, 2004 BTM Development Partners, LLC requested that the application be amended to delete certain portions of the Property originally delineated in the application: (1) the portion containing the Bronx House of Detention, (2) the portion west of Exterior Street, south of the interpier area located just north of former East 150th Street, and north of the 149th Street Bridge, and (3) the property east of Exterior Street and north of the ramp to the Major Deegan Expressway. The letter also requested that the balance of the Property be divided into two parcels with a separate Brownfield Cleanup Agreement (BCA) for each parcel, to accommodate different development schedules, with the parcels designated: Gateway Center at Bronx Terminal Market, Eastern Parcel and Park Area; and the Gateway Center at

Bronx Terminal Market, Western Parcel. The Western Parcel is fully delineated by metes and bounds description annexed hereto as Exhibit "A-1", ("Site")

Project Description: The Site is predominantly vacant - current occupants are food market buildings and a farmer's market. Historic uses over the past 100 years include a power plant, a refrigeration plant, a towing company, a fireproofing manufacturer, and an oil company facility. In addition there are former railroad lines which both pass through and terminate on the Site. Surrounding uses are a mix of commercial and industrial uses including parking, warehousing, and manufacturing. West of the Site is the Oak Point Rail Link (railroad trestle) and the Harlem River. There has been no environmental sampling within the currently occupied areas, and the number of samples collected in other areas is limited. In the Site investigation work presented, petroleum contamination was identified; an underground storage tank was located; and SVOCs and metals were found at levels in excess of TAGM 4046 RSCOs.

Contemplated Use: The current use of the Site includes some commercial uses in the form of wholesale food market businesses and parking. The property also contains some vacant buildings. The intended use of the property is commercial and recreational, and would include retail establishments, at grade parking, and a waterfront esplanade

Differences Between Final and Model Agreement: None

Registry Status: None.

Cost Recovery Provisions: Reimbursement of State Costs for negotiating the Agreement, and all costs associated with the Agreement up to and including the date upon which the Certificate of Completion is issued, the Department approves the final report relative to OM&M, or the Agreement is terminated, whichever is later.

Additional Information/Significant Issues: None.

Public Comment: None.

Recommendation: Based upon our review, we recommend your approval.

Enclosure

cc w/o enc.: A. Quartararo
P. D. Smith
D. Walsh
G. Laccetti

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

In the Matter of a Remedial Program for
**Gateway Center at Bronx Terminal Market,
Eastern Parcel and Park Area**, Bronx County
under Article 27, Title 14 of the Environmental
Conservation Law by Volunteer,
BTM Development Partners, LLC

**BROWNFIELD SITE
CLEANUP AGREEMENT**

Index No.: W2-1032-04-11
Site No.: C203015

WHEREAS, the Brownfield Cleanup Program Act was enacted to encourage the voluntary remediation of brownfield sites for reuse and redevelopment so as to advance 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; and

WHEREAS, the Department of Environmental Conservation (the "Department") is authorized to administer the Brownfield Cleanup Program ("BCP") contained in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, by a certified application dated April 6, 2004, BTM Development Partners, LLC ("Applicant" or "Volunteer"), a limited liability company under the Laws of New York State, with an address at 625 Madison Avenue, New York, New York 10022, submitted a request to participate in the Brownfield Cleanup Program relative to real property in the City of New York, Bronx County, comprising approximately 34 acres at and bisected by Exterior Street, Bronx, New York 10451, latitude 40.4924 N and longitude 73.5551 W ("Property"); and

WHEREAS, by letter dated August 25, 2004 BTM Development Partners, LLC requested that the application be amended to delete certain portions of the Property originally delineated in the application: (1) the portion containing the Bronx House of Detention, (2) the portion west of Exterior Street, south of the interpier area located just north of former East 150th Street, and north of the 149th Street Bridge, and (3) the property east of Exterior Street and north of the ramp to the Major Deegan Expressway. The letter also requested that the balance of the Property be divided into two parcels with a separate Brownfield Cleanup Agreement (BCA) for each parcel, to accommodate different development schedules, with the parcels designated: Gateway Center at Bronx Terminal Market, Eastern Parcel and Park Area; and the Gateway Center at Bronx Terminal Market, Western Parcel. The Eastern Parcel and Park Area are fully delineated by metes and bounds description annexed hereto as Exhibit "A-1", ("Site"); and

WHEREAS, the current use of the Site includes some commercial uses in the form of wholesale food market businesses, a farmers market, and parking. The property also contains a number of vacant buildings. The intended use of the property is commercial and recreational,

and would include retail establishments, a multi-level parking garage and at grade parking, and a waterfront public park with an esplanade; and

WHEREAS, an opportunity for public comment on Applicant's request to participate in the BCP was provided and the Department duly considered all comments received; and

WHEREAS, upon consideration of the factors enumerated in ECL 27-1407(8) and (9), the Department made a determination, based upon the information contained in the application as supplemented by the letter request of August 25, 2004, that Applicant is eligible to participate in the BCP as a Volunteer with respect to the Site as defined in ECL 27-1405(1)(b).

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Citizen Participation Plan

Within twenty (20) Days after the effective date of this Agreement, Volunteer shall submit a written citizen participation plan prepared in accordance with the requirements of ECL 27-1417 that, at a minimum (i) updates the names and addresses of the interested public and includes a brownfield site contact list; (ii) identifies major issues of public concern related to the Site; (iii) includes a description of citizen participation activities already performed; and (iv) includes a description and schedule of public participation activities that are either specifically required by law or are needed to address public concerns related to the Site. The Citizen Participation Plan shall be attached to and incorporated into this Agreement as Exhibit "A."

II. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Agreement shall be prepared and implemented in accordance with the requirements of ECL Article 27, Title 14 and all applicable laws, rules, regulations, and guidance documents. The Work Plans shall be captioned as follows:

1. "Remedial Investigation Work Plan" if the Work Plan provides for the investigation of the nature and extent of contamination within the boundaries of the Site;
2. "Remedial Work Plan" if the Work Plan provides for the development and implementation of a Remedial Program for contamination within the boundaries of the Site;
3. "IRM Work Plan" if the Work Plan provides for an interim remedial measure; or

4. "OM&M Work Plan" if the Work Plan provides for operation, maintenance, and/or monitoring.

B. Submission/Implementation of Work Plans

1. The first proposed Work Plan to be submitted under this Agreement shall be submitted within forty (40) Days after the effective date of this Agreement. Thereafter, Volunteer can submit such other and additional work plans as it deems appropriate.

2. Proposed Work Plans 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. The Department shall use best efforts to approve, modify, or reject a proposed Work Plan within forty-five (45) Days of its receipt or within fifteen (15) Days from the close of the comment period, if applicable, whichever is later.

i) Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be incorporated into and become an enforceable part of this Agreement as Exhibit "C" and shall be implemented in accordance with the schedule contained therein.

ii) If the Department modifies a Work Plan, the reasons for such modification shall be provided in writing. Within twenty (20) Days after receiving written notice of such disapproval, Volunteer shall elect in writing to (a) implement the Work Plan as modified; (b) implement any other Department-approved Work Plan(s); (c) invoke dispute resolution pursuant to Paragraph XIV; or (d) terminate this Agreement pursuant to Paragraph XIII.

iii) If the Department disapproves a Work Plan, the reasons for such disapproval shall be provided in writing. In the event the Department disapproves a Work Plan, within twenty (20) Days after receiving written notice of such disapproval, Volunteer shall elect in writing to (a) modify or expand it within thirty (30) Days of receipt of the written disapproval notice; (b) complete any other Department-approved Work Plan(s); (c) invoke dispute resolution pursuant to Paragraph XIV; or (d) terminate this Agreement pursuant to Subparagraph XIII.

3. An OM&M Work 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, Volunteer 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 Volunteer to perform such supervision.

C. Revisions to Work Plans

If revisions to a Work Plan are required to satisfy the objectives of such Work Plan, the parties will negotiate revisions which shall be attached to and incorporated into the relevant Work Plan and which shall be enforceable under this Agreement. If the parties cannot agree upon revisions to the relevant Work Plan, then unless the Volunteer invokes dispute resolution pursuant to Paragraph XIV, either party may terminate this Agreement pursuant to Paragraph XIII.

D. Submission of Final Reports

1. In accordance with the schedule contained in a Work Plan, Volunteer shall submit a Final Report that shall include but not be limited to: all data generated relative to the Site and all other information obtained as part of the implementation of the subject Work Plan; all of the assessments and evaluations required by the subject Work Plan; a statement of any additional data that must be collected; and "as-built" drawings.

i) The Final Report for an Investigation Work Plan shall comply with the requirements set forth at ECL 27-1411(1) and shall contain a certification by the person with primary responsibility for the day to day performance of the activities under this Agreement that those activities were performed in full accordance with the Investigation Work Plan. If such Final Report concludes that no remediation is necessary, and the Site does not meet the requirements for Track 1, Volunteer shall submit an Alternatives Analysis prepared in accordance with ECL 27-1413 that supports such determination.

ii) A Final Engineering Report certifying that remediation of the Site has been performed in accordance with this Agreement shall be prepared by a Professional Engineer (or other expert approved by the Department) with primary responsibility for the day to day performance of the activities under this Agreement. The Report shall be prepared in accordance with the requirements of ECL 27-1419(1) and (2) and shall contain a certification that all such activities were performed in accordance with the Department approved Work Plan. The Department shall review such Report, the submittals made pursuant to the Agreement, and any other relevant information regarding the Site and make a determination as to whether the goals of the remedial program have been or will be achieved in accordance with established timeframes; if so, a written Certificate of Completion will be issued in accordance with the requirements of ECL 27-1419. Such Certificate of Completion may be modified or revoked, after notice and an opportunity for hearing, upon a finding that (a) Volunteer failed to comply with this Agreement; (b) Volunteer made a misrepresentation of material fact in connection with its Application or its certification that cleanup levels required by this Agreement were reached; or (c) good cause exists for such modification or revocation.

iii) All other Work Plan Final Reports shall contain a certification by a Professional Engineer with primary responsibility for the day to day performance of the activities

under this Agreement that all such activities were performed in full accordance with the Department approved Work Plan.

2. Within sixty (60) Days of the Department's approval of a Final Report, Volunteer shall submit such additional Work Plans as it proposes to implement. Failure to submit any additional Work Plans within such period shall, unless other Work Plans are under review by the Department or being implemented by Volunteer, result in the termination of this Agreement pursuant to Paragraph XIII.

E. Review of Submittals other than Work Plans

1. The Department shall timely notify Volunteer in writing of its approval or disapproval of each submittal other than a Work Plan. All Department-approved submittals shall be incorporated into and become an enforceable part of this Agreement.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall specify the reasons for its disapproval and may request Volunteer to modify or expand the submittal. Within twenty (20) Days after receiving written notice that Volunteer's submittal has been disapproved, Volunteer shall elect in writing to either (i) modify or expand it within thirty (30) Days of receipt of the written notice of disapproval; (ii) complete any other Department-approved Work Plan(s); (iii) invoke dispute resolution pursuant to Paragraph XIV; or (iv) terminate this Agreement pursuant to Paragraph XIII. If Volunteer submits a revised submittal and it is disapproved, the Department and Volunteer may pursue whatever remedies may be available under this Agreement or under law.

F. Department's Determination of Need for Remediation

The Department shall determine upon its approval of each Final Report dealing with the investigation of the Site whether remediation, or additional remediation as the case may be, is needed for protection of public health and the environment.

1. If the Department makes a preliminary determination that remediation, or additional remediation, is not needed for protection of public health and the environment, the Department shall notify the public of such determination and seek public comment in accordance with ECL 27-1417(3)(e). The Department shall provide timely notification to the Volunteer of its final determination following the close of the public comment period.

2. If the Department determines that additional remediation is not needed and such determination is based upon use restrictions, Volunteer shall cause to be filed an Environmental Easement in accordance with Paragraph X within sixty (60) Days of receipt of the Department's determination.

3. If the Department determines that remediation, or additional remediation, is needed, Volunteer may elect to submit for review and approval a proposed Remedial Work Plan (or a revision to an existing Work Plan for the Site) for a remedy selected upon due consideration of the factors set forth in ECL 27-1415(3). A proposed Remedial Work Plan addressing the Site's remediation will be noticed for public comment in accordance with ECL 27-1417(3)(e) and the Citizen Participation Plan developed pursuant to Paragraph I of this Agreement. If the Department determines following the close of the public comment period that revisions are needed, Volunteer agrees to negotiate revisions to the proposed Remedial Work Plan in accordance with Paragraph II.C. If Volunteer elects not to develop a Work Plan under this Subparagraph or if either party concludes that a mutually acceptable Work Plan under this Subparagraph cannot be negotiated, then this Agreement shall terminate in accordance with Subparagraph XIII.

G. Submission of Annual Reports, if required

In the event that the remedy 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, Volunteer shall file a report annually (unless a different frequency is specified in an approved Work Plan) on the 1st day of the month following the anniversary of the start of the OM&M and continuing until the Department notifies Volunteer in writing that such report may be discontinued. Such report shall be signed by a Professional Engineer or by an expert approved by the Department to perform that function and certified under penalty of perjury that the institutional and/or engineering controls are unchanged from the previous certification and that nothing has occurred that would impair the ability of such controls to protect public health and the environment or constitute a violation or failure to comply with the approved OM&M Plan. Volunteer shall notify the Department within twenty-four (24) hours of discovery of any upset, interruption, or termination of one or more controls without the prior approval of the Department. Further, Volunteer shall take all actions required by the Department to maintain conditions at the Site that achieve the objectives of the remedy and/or the Work Plan 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 report required by this Subparagraph as well as in any progress reports required by Paragraph XI. Volunteer 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 or other expert approved by the Department stating that such controls are no longer necessary. The Department shall not unreasonably withhold its approval of such petition.

III. Enforcement

This Agreement shall be enforceable as a contractual agreement under the laws of the State of New York. Volunteer shall not suffer any penalty or be subject to any proceeding or

action if it cannot comply with any requirement of this Agreement as a result of a Force Majeure Event provided it notifies the Department in writing within ten (10) Days of when it obtains knowledge of any such event. Volunteer 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 Agreement. Volunteer shall have the burden of proving by a preponderance of the evidence that an event qualifies as a Force Majeure Event pursuant to this Paragraph.

IV. Entry upon Site

A. Volunteer hereby agrees to provide access to the Site and to all relevant information regarding activities at the Site in accordance with the provisions of ECL 27-1431.

B. The Department shall have the right to periodically inspect the Site to ensure that the use of the property complies with the terms and conditions of this Agreement.

V. Payment of State Costs

A. Within forty-five (45) Days after receipt of an itemized invoice from the Department, Volunteer shall pay to the Department a sum of money which shall represent reimbursement for State Costs for negotiating this Agreement, and all costs associated with this Agreement up to and including the date upon which the Certificate of Completion is issued, the Department approves the Final Report relative to OM&M, or this Agreement is terminated pursuant to Paragraph XIII, whichever is later.

B. 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.

C. Such invoice shall be sent to Volunteer at the following address:

Robert Ursini
BTM Development Partners, LLC
c/o Related Retail Corporation
625 Madison Avenue
New York, New York 10022

D. 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 12233-7012

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

F. Volunteer may contest, in writing, invoiced costs under this Agreement if it believes (i) the cost documentation contains clerical, mathematical, or accounting errors; (ii) the costs are not related to the State's activities reimbursable under this Agreement; or (iii) the Department is not otherwise legally entitled to such costs. If Volunteer objects to an invoiced cost, Volunteer shall pay all costs not objected to within the time frame set forth in Subparagraph V.A and shall, within thirty (30) Days of receipt of an invoice, identify in writing all costs objected to and identify the basis of the objection. This objection shall be filed with the Director of the Bureau of Program Management ("BPM Director") who shall have the authority to relieve Volunteer of the obligation to pay invalid costs. Within forty-five (45) Days of the Department's determination of the objection, Volunteer shall pay to the Department the amount which the BPM Director or the BPM Director's designee determines Volunteer is obligated to pay or commence an action or proceeding seeking appropriate judicial relief.

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

VI. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Agreement, Volunteer shall be entitled to the Liability Limitation set forth at ECL 27-1421, subject to the terms and conditions stated therein. A Notice of the Liability Limitation shall be filed with the recording officer of the county in which the Site is located within thirty (30) Days of (i) the effective date of the Certificate of Completion or (ii) the date Volunteer acquires title to the Site, whichever is later.

VII. Reservation of Rights

A. Except as provided in Subparagraph VII.B, Volunteer reserves all rights and defenses under applicable law to contest, defend against, dispute, or disprove any action, proceeding, allegation, assertion, determination, or order of the Department, including any

assertion of remedial liability by the Department against Volunteer, and further reserves all rights including the rights to notice, to be heard, to appeal, and to any other due process respecting any action or proceeding by the Department, including the enforcement of this Agreement. The existence of this Agreement or Volunteer's compliance with it shall not be construed as an admission of any liability, fault, wrongdoing, or violation of law by Volunteer, and shall not give rise to any presumption of law or finding of fact which shall inure to the benefit of any third party.

B. Notwithstanding the foregoing, Volunteer hereby waives any right it may have to make a claim pursuant to Article 12 of the Navigation Law with respect to the Site and releases the State and the New York Environmental Protection and Spill Compensation Fund from any and all legal or equitable claims, suits, causes of action, or demands whatsoever with respect to the Site that Volunteer may have as a result of Volunteer's entering into or fulfilling the terms of this Agreement.

VIII. Indemnification

Volunteer shall indemnify and hold the Department, the Trustee, the State of New York, and their representatives and employees harmless from any claim, suit, action, and cost of every name and description arising out of or resulting from the fulfillment or attempted fulfillment of this Agreement by Volunteer prior to the Termination Date except for those claims, suits, actions, and costs arising from the State's gross negligence or willful or intentional misconduct by the Department, the State of New York, and/or their representatives and employees during the course of any activities conducted pursuant to this Agreement. The Department shall provide Volunteer with written notice no less than thirty (30) Days prior to commencing a lawsuit seeking indemnification pursuant to this Paragraph.

IX. Change of Use

Volunteer shall notify the Department at least sixty (60) Days in advance of any change of use, as defined in ECL 27-1425, which is proposed for the Site. In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Volunteer of such determination within forty-five (45) Days of receipt of such notice.

X. Environmental Easement

A. Within thirty (30) Days after the Department's approval of a Remedial Work Plan which relies upon one or more institutional and/or engineering controls, or within thirty (30) Days after the Department's determination pursuant to Subparagraph II.F.2 that additional remediation is not needed based upon use restrictions, Volunteer 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. The submittal shall be substantially

similar to Exhibit "B." Volunteer shall cause such instrument to be recorded with the recording officer for the county in which the Site is located within thirty (30) Days after the Department's approval of such instrument. Volunteer shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy within thirty (30) Days of such recording (or such longer period of time as may be required to obtain a certified copy provided Volunteer advises the Department of the status of its efforts to obtain same within such thirty (30) Day period).

B. Volunteer or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Agreement 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.

XI. Progress Reports

Volunteer shall submit a written progress report of its actions under this Agreement to the parties identified in Subparagraph XII.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 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 Volunteer in connection with this Site, whether under this Agreement 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.

XII. Communications

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

1. Communication from Volunteer shall be sent to:

Joseph O'Connell
Project Manager
Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, New York 11101

Note: three copies of work plans are required to be sent, one electronic, and two paper copies, one bound and one unbound.

Geoffrey Laccetti
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanagan Square
547 River Street
Troy, New York 12180-2216

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

Denise J. D'Ambrosio
Project Attorney
New York State Department of Environmental Conservation
200 White Plains Road, 5th Floor
Tarrytown, New York 10591-5805

Note: hard copy of correspondence, with electronic copy of other documents as provided for in Par. XV.E

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

Robert Ursini
BTM Development Partners, LLC
c/o Related Retail Corporation
625 Madison Avenue
New York, New York 10022

Mark A. Chertok, Esq.
Sive, Paget & Riesel, P.C.
460 Park Avenue
New York, New York 10022

Albert J. Pirro, Jr.
Pirro Group, LLC
One North Lexington Avenue
White Plains, New York 10601

B. The Department and Volunteer reserve the right to designate additional or different addressees for communication on written notice to the other.

C. Each party shall notify the other within ninety (90) Days after any change in the addresses listed in this Paragraph XII or in Paragraph V.

XIII. Termination of Agreement

Volunteer may terminate this Agreement at any time by providing written notification to the parties listed in Subparagraph XII.A.1. The Department may terminate this Agreement at any time pursuant to Subparagraph XV.A or in the event Volunteer fails to substantially comply with the Agreement's terms and conditions. The Department shall provide written notification to Volunteer setting forth the basis for termination of the Agreement. The termination shall be effective the 5th day after the non-terminating party's receipt of such written notification, except that such termination shall not affect the provisions contained in Paragraphs V, VII.B, and VIII.

XIV. Dispute Resolution

A. In the event disputes arise regarding any notice of disapproval of a submittal, proposed Work Plan or Final Report, or during the implementation of any Work Plan, Volunteer may, within thirty (30) Days of receipt of such notice, request in writing informal negotiations with the Department in an effort to resolve the dispute. The Department and Volunteer shall consult together in good faith and exercise best efforts to resolve any differences or disputes without resort to the procedures described in Subparagraph XIV.B. The period for informal negotiations shall not exceed thirty (30) Days from Volunteer'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 Volunteer 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 XIV.B.

B. 1. Volunteer shall file with the Office of Hearings and Mediation ("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 Volunteer relies (hereinafter called the "Statement of Position"). A copy of such request and written statement shall be provided contemporaneously to the Director of the Division of Environmental Remediation ("DER Director") and to the parties listed under Subparagraph XII.A.1.

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

3. Volunteer 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 DER Director who shall issue a final decision resolving the dispute in a timely manner. The final decision shall constitute a final agency action and Volunteer shall have the right to seek judicial review of the decision pursuant to Article 78 of the CPLR provided that Volunteer 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. Volunteer shall be in violation of this Agreement if it fails to comply with the final decision resolving this dispute within sixty (60) 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 Volunteer seeks judicial review, Volunteer shall be in violation of this Agreement 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 Volunteer's obligations under this Agreement 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 XIV shall constitute a waiver of any and all other administrative remedies which may otherwise be available to Volunteer regarding the issue in dispute.

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

7. Nothing in this Paragraph XIV 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.

XV. Miscellaneous

A. If the information provided and any certifications made by Volunteer are not materially accurate and complete, this Agreement, except with respect to Volunteer's obligations pursuant to Paragraphs V, VII.B, and VIII, shall be null and void *ab initio* fifteen (15) Days after the Department's notification of such inaccuracy or incompleteness or fifteen (15) Days after issuance of a final decision resolving a dispute pursuant to Paragraph XIV, whichever is later, unless Volunteer submits information within that fifteen (15) Day time period indicating that the

information provided and the certifications made were materially accurate and complete. In the event this Agreement is rendered null and void, any Certificate of Completion and/or Liability Limitation that may have been issued or may have arisen under this Agreement shall also be null and void *ab initio*, and the Department shall reserve all rights that it may have under law.

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

C. The Department may exempt Volunteer from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Agreement that (i) is conducted on the Site or on different premises that are under common control or contiguous to or physically connected with the Site and such activity manages exclusively hazardous waste and/or petroleum from such Site, and (ii) satisfies all substantive technical requirements applicable to like activity conducted pursuant to a permit, as determined by the Department.

D. Volunteer 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 Volunteer's obligations under this Agreement. If, despite Volunteer's best efforts, any access, permits, easements, rights-of-way, rights-of-entry, approvals, institutional controls, or authorizations required to perform this Agreement are not obtained, Volunteer shall promptly notify the Department, and include a summary of the steps taken to obtain access. The Department may, as it deems appropriate and within its authority, assist Volunteer in obtaining same. 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 Volunteer to modify the Work Plan pursuant to Subparagraph II.C of this Agreement to reflect changes necessitated by the lack of access and/or approvals.

E. All approved Work Plans, Final Reports, and other documents required under this Agreement shall be submitted to the Department in an electronic format acceptable to the Department within thirty (30) Days of approval. If any document cannot be converted into electronic format, Volunteer shall so advise the Department and, if the Department concurs, submit such document in an alternative format acceptable to the Department.

F. Volunteer shall provide a copy of this Agreement to each contractor hired to perform work required by this Agreement and shall condition all contracts entered into for the obligations identified in this Agreement upon performance in conformity with the terms of this Agreement. Volunteer or its contractor(s) shall provide written notice of this Agreement to all subcontractors hired to perform any portion of the work required by this Agreement. Volunteer

shall nonetheless be responsible for ensuring that Volunteer's contractors and subcontractors perform the work in satisfaction of the requirements of this Agreement.

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

H. 1. The terms of this Agreement shall constitute the complete and entire agreement between the Department and Volunteer concerning the implementation of the activities required by this Agreement. No term, condition, understanding, or agreement purporting to modify or vary any term of this Agreement 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 Volunteer of Volunteer's obligation to obtain such formal approvals as may be required by this Agreement. In the event of a conflict between the terms of this Agreement and any Work Plan submitted pursuant to this Agreement, the terms of this Agreement shall control over the terms of the Work Plan(s) attached as Exhibit "C." Volunteer consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Agreement.

2. i. Except as set forth herein, if Volunteer desires that any provision of this Agreement be changed, other than a provision of a Work Plan or a time frame, Volunteer shall make timely written application to the Commissioner with copies to the parties listed in Subparagraph XII.A.1.

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

iii. Requests for a change to a time frame set forth in this Agreement 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 Volunteer promptly.

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

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

3. Notwithstanding the foregoing Subparagraphs XV.I.1 and 2, if multiple parties sign this Agreement as Volunteers but not all of the signing parties elect to implement a

Work Plan, all Volunteers are jointly and severally liable for each and every obligation under this Agreement through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Volunteers electing to perform additional work shall be jointly and severally liable under this Agreement 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 Agreement relative to the activities set forth in such Work Plan(s). Further, only those Volunteers electing to implement such additional Work Plan(s) shall be eligible to receive the Liability Limitation referenced in Paragraph VI.

J. Volunteer shall be entitled to contribution protection to the extent authorized by ECL 27-1421(6).

K. Volunteer shall not be considered an operator of the Site solely by virtue of having executed and/or implemented this Agreement.

L. Volunteer and Volunteer's agents, grantees, lessees, sublessees, successors, and assigns shall be bound by this Agreement. Any change in ownership of Volunteer including, but not limited to, any transfer of assets or real or personal property, shall in no way alter Volunteer's responsibilities under this Agreement.

M. Unless otherwise expressly provided herein, terms used in this Agreement which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations. Whenever terms listed in the Glossary attached hereto are used in this Agreement or its 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.

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

O. This Agreement 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.

P. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED: DEC 23 2004

ERIN M. CROTTY, COMMISSIONER
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION AND
TRUSTEE OF THE STATE'S NATURAL
RESOURCES

By:



Dale A. Desnoyers

Director

Division of Environmental Remediation

CONSENT BY VOLUNTEER

Volunteer, **BTM Development Partners, LLC**, hereby consents to the issuing and entering of this Agreement, waives Volunteer's right to a hearing herein as provided by law, and agrees to be bound by this Agreement.

BTM Development Partners, LLC

By: _____

Title: _____

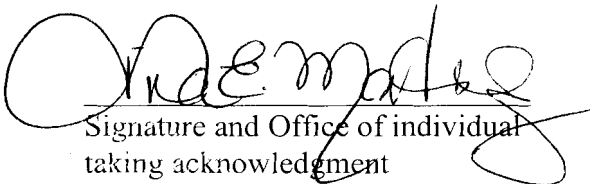
VICE PRESIDENT

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 12 day of December, in the year 2004, before me, the undersigned, personally appeared Glen Goldstein, 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.


Signature and Office of individual
taking acknowledgment

TINA ELIZABETH MARTINEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-MA6099316
Qualified In Kings County
Commission Expires September 29, 2007

Glossary of Terms

The following terms shall have the following meanings:

"Day": a calendar day. In computing any period of time under this Agreement, if the last day would fall on a Saturday, Sunday, or State holiday, the period shall run until the close of business of the next working day.

"Force Majeure Event": an event which is brought on as a result of fire, lightning, earthquake, flood, adverse weather conditions, strike, shortages of labor and materials, war, riot, obstruction or interference by adjoining landowners, or any other fact or circumstance beyond Volunteer's reasonable control.

"IRM": an interim remedial measure which is a discrete set of activities which can be undertaken without extensive investigation and evaluation to prevent, mitigate, or remedy environmental damage or the consequences of environmental damage attributable to a Site.

"OM&M": operation, maintenance, and monitoring.

"Professional engineer": an individual registered as a professional engineer in accordance with Article 145 of the New York State Education Law. If such individual is a member of a firm, that firm must be authorized to offer professional engineering services in the State of New York in accordance with Article 145 of the New York State Education Law.

"State Costs": all the State's expenses including, but not limited to, direct labor, fringe benefits, indirect costs, travel, analytical costs, and contractor costs incurred by the State of New York for negotiating, implementing, and administering this Agreement. Approved agency fringe benefit and indirect cost rates will be applied.

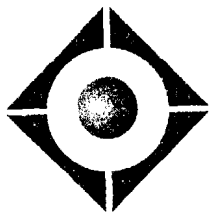
"Termination Date": the date upon which (i) the Department issues the Certificate of Completion or approves the Final Report relative to the OM&M at the Site, whichever is later, or (ii) the Agreement terminates pursuant to Paragraph XIII or Subparagraph XV.A.,.

"Trustee": the Trustee of New York State's natural resources.

"Work Plan": a Department-approved work plan, as may be modified, that Volunteer shall implement and that is attached to this Agreement.

EXHIBIT "A-1"

Site Metes and Bounds Description



CONTROL POINT ASSOCIATES, INC.

BOUNDARY & TOPOGRAPHIC SURVEYS • SUBDIVISIONS • CONSTRUCTION STAKEOUT

776 Mountain Boulevard
Watchung, NJ 07069
908.668.0099
908.668.9595 fax
www.cpasurvey.com

SEPTEMBER 29, 2004
C03276

METES & BOUNDS DESCRIPTION

GATEWAY CENTER AT BRONX TERMINAL MARKET
EASTERN PARCEL AND PARK AREA
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

ALL THOSE CERTAIN PLOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF BRONX, CITY & STATE OF NEW YORK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASTERN PARCEL AND PARK AREA

(ONE OF TWO)

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF EAST 149TH STREET WITH THE WESTERLY LINE OF RIVER AVENUE (75 FEET WIDE) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG SAID NORTHERLY LINE OF EAST 149TH STREET, NORTH 89 DEGREES - 49 MINUTES - 56 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT FORMED BY THE INTERSECTION OF THE AFOREMENTIONED NORTHERLY LINE OF EAST 149TH STREET WITH THE EASTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD (F.K.A. EXTERIOR STREET, 100 FEET WIDE), THENCE;
2. ALONG SAID EASTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD, NORTH 42 DEGREES - 10 MINUTES - 54 SECONDS WEST, A DISTANCE OF 285.61 FEET TO A POINT FORMED BY THE INTERSECTION OF SAID EASTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD WITH THE SOUTHERLY LINE OF EAST 150TH STREET, THENCE;
3. ALONG A LINE RUNNING THROUGH THE BED OF EAST 150TH STREET, NORTH 42 DEGREES - 29 MINUTES - 19 SECONDS WEST, A DISTANCE OF 59.77 FEET TO A POINT FORMED BY THE INTERSECTION OF THE EASTERLY LINE OF CROMWELL AVENUE (60 FEET WIDE) WITH THE NORTHERLY LINE OF EAST 150TH STREET, THENCE;
4. ALONG A LINE RUNNING THROUGH THE BED OF CROMWELL AVENUE, NORTH 49 DEGREES - 24 MINUTES - 42 SECONDS WEST, A DISTANCE OF 100.15 FEET TO A POINT FORMED BY THE EASTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD (80 FEET WIDE) WITH THE WESTERLY LINE OF CROMWELL AVENUE, THENCE; THE FOLLOWING FIVE (5) COURSES ALONG THE AFOREMENTIONED EASTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD:

Other Office Locations:

■ North Wales, PA
215.412.9055

■ Towson, MD
410.494.9445

■ Sterling, VA
703.904.9400



5. NORTH 32 DEGREES - 31 MINUTES - 30 SECONDS WEST, A DISTANCE 1,041.09 FEET TO A POINT, THENCE;
6. NORTH 32 DEGREES - 48 MINUTES - 20 SECONDS WEST, A DISTANCE OF 389.14 FEET TO A POINT, THENCE; ALONG A LINE THROUGH THE INTERIOR OF LOT 32, BLOCK 2539, LOT 50, BLOCK 2539 AND ALONG THE DIVIDING LINE BETWEEN LOT 32 AND LOT 50, BLOCK 2539, THE FOLLOWING THREE (3) COURSES:
7. NORTH 57 DEGREES - 25 MINUTES - 17 SECONDS EAST, A DISTANCE OF 156.47 FEET TO A POINT OF CURVATURE, THENCE;
8. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 873.54 FEET, A CENTRAL ANGLE OF 13 DEGREES - 42 MINUTES - 25 SECONDS, AN ARC LENGTH OF 208.98 FEET, BEARING A CHORD OF NORTH 64 DEGREES - 16 MINUTES - 30 SECONDS EAST, A CHORD DISTANCE OF 208.48 FEET TO A POINT, THENCE;
9. NORTH 57 DEGREES - 35 MINUTES - 49 SECONDS EAST, A DISTANCE OF 13.55 FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOTS 32 & 71, BLOCK 2539 (LANDS NOW OR FORMERLY OF METRO-NORTH/MTA, F.K.A. NEW YORK CENTRAL RAILROAD), THENCE;
10. ALONG SAID DIVIDING LINE BETWEEN LOTS 32 & 71, BLOCK 2539, SOUTH 58 DEGREES - 32 MINUTES - 38 SECONDS EAST, A DISTANCE OF 64.84 FEET TO A POINT, THENCE;
11. CONTINUING ALONG THE DIVIDING LINE BETWEEN LOTS 32 & 71, BLOCK 2539, ALONG THE NORTHERLY TERMINUS OF CROMWELL AVENUE AND ALONG THE DIVIDING LINE BETWEEN LOTS 86 & 92, BLOCK 2357, SOUTH 58 DEGREES - 17 MINUTES - 19 SECONDS EAST, A DISTANCE OF 476.92 FEET TO A POINT ON THE WESTERLY LINE OF RIVER AVENUE (75 FEET WIDE), THENCE; ALONG SAID WESTERLY LINE OF RIVER AVENUE, THE FOLLOWING TWO (2) COURSES:
12. SOUTH 04 DEGREES - 56 MINUTES - 47 SECONDS EAST, A DISTANCE OF 12.23 FEET TO A POINT, THENCE;
13. CONTINUING ALONG SAID WESTERLY LINE OF RIVER AVENUE AND THROUGH THE BED OF EAST 151ST STREET, SOUTH 12 DEGREES - 36 MINUTES - 25 SECONDS EAST, A DISTANCE OF 205.72 FEET TO A CORNER FORMED BY THE INTERSECTION OF SAID WESTERLY LINE OF RIVER AVENUE WITH THE SOUTHERLY LINE OF SAID 151ST STREET, THENCE;
14. ALONG SAID SOUTHERLY LINE OF EAST 151ST STREET, NORTH 58 DEGREES - 17 MINUTES - 19 SECONDS WEST, A DISTANCE OF 242.11 FEET TO A POINT, THENCE;
15. CONTINUING ALONG SAID SOUTHERLY LINE OF EAST 151ST STREET, SOUTH 57 DEGREES - 11 MINUTES - 54 SECONDS WEST, A DISTANCE OF 28.53 FEET TO A CORNER FORMED BY THE INTERSECTION OF SAID SOUTHERLY LINE OF EAST 151ST STREET WITH THE EASTERLY LINE OF CROMWELL AVENUE (60 FEET WIDE), THENCE;
16. ALONG SAID EASTERLY LINE OF CROMWELL AVENUE, SOUTH 12 DEGREES - 36 MINUTES - 25 SECONDS EAST, A DISTANCE OF 434.30 FEET TO A POINT, THENCE;
17. ALONG A LINE THROUGH THE INTERIOR OF LOT 1, BLOCK 2357, NORTH 77 DEGREES - 23 MINUTES - 35 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY LINE OF RIVER AVENUE, THENCE;



18. CONTINUING ALONG SAID WESTERLY LINE OF RIVER AVENUE AND THROUGH THE BED OF EAST 150TH STREET, SOUTH 12 DEGREES - 36 MINUTES - 25 SECONDS EAST, A DISTANCE OF 965.28 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 645,743 SQUARE FEET OR 14.824 ACRES

EXCEPTING THEREFROM THE FOLLOWING PARCEL:

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LOTS 32 & 50, BLOCK 2539, SAID POINT BEING DISTANT 17.91 FEET ALONG A COURSE OF NORTH 57 DEGREES - 25 MINUTES - 17 SECONDS EAST FROM A POINT ON THE EASTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD, SAID POINT BEING THE NORTHERLY TERMINUS OF COURSE #6 OF THE ABOVE DESCRIBED EASTERLY PORTION OF THE AREA EAST OF EXTERIOR STREET AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG A LINE THROUGH THE INTERIOR OF LOT 50, BLOCK 2539, NORTH 57 DEGREES - 25 MINUTES - 17 SECONDS EAST, A DISTANCE OF 46.56 FEET TO A POINT, THENCE; ALONG THE DIVIDING LINE BETWEEN LOTS 32 & 50, BLOCK 2539, THE FOLLOWING FOUR (4) COURSES:
2. SOUTH 38 DEGREES - 29 MINUTES - 56 SECONDS WEST, A DISTANCE OF 23.26 FEET TO A POINT, THENCE;
3. SOUTH 57 DEGREES - 25 MINUTES - 17 SECONDS WEST, A DISTANCE OF 18.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE;
4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,768.54 FEET, A CENTRAL ANGLE OF 03 DEGREES - 01 MINUTE - 00 SECONDS, AN ARC LENGTH OF 93.11 FEET, BEARING A CHORD OF SOUTH 28 DEGREES - 48 MINUTES - 12 SECONDS EAST, A CHORD DISTANCE OF 93.10 FEET TO A POINT, THENCE;
5. NORTH 32 DEGREES - 49 MINUTES - 25 SECONDS WEST, A DISTANCE OF 100.44 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 533 SQUARE FEET OR 0.012 ACRE

AREA TWO (ONE OF TWO)
CONTAINS A NET AREA OF 645,210 SQUARE FEET OR 14.812 ACRES

EASTERN PARCEL AND PARK AREA
(TWO OF TWO)

BEGINNING AT A POINT ON THE WESTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD (F.K.A. EXTERIOR STREET, 80 FEET WIDE), SAID POINT BEING DISTANT 261.57 FEET NORTHERLY FROM A POINT FORMED BY THE INTERSECTION OF SAID WESTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD WITH THE NORTHERLY LINE OF EAST 150TH STREET (50 FEET WIDE) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;



1. ALONG A LINE RUNNING THROUGH THE INTERIOR OF LOT 2, BLOCK 2539, SOUTH 57 DEGREES - 09 MINUTES - 24 SECONDS WEST, A DISTANCE OF 150.65 FEET TO A POINT ON THE EASTERLY LINE OF LANDS TRANSFERRED TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR THE FULL FREIGHT ACCESS PROGRAM SOUTH BRONX-OAK POINT LINK, PER MAP NO. 24, PARCEL 50, THENCE; ALONG SAID EASTERLY LINE OF MAP. NO 24, PARCEL 50, THE FOLLOWING SEVEN (7) COURSES:
2. NORTH 29 DEGREES - 45 MINUTES - 42 SECONDS WEST, A DISTANCE OF 98.94 FEET TO A POINT, THENCE;
3. SOUTH 55 DEGREES - 28 MINUTES - 42 SECONDS WEST, A DISTANCE OF 188.85 FEET TO A POINT, THENCE;
4. NORTH 31 DEGREES - 40 MINUTES - 28 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
5. SOUTH 58 DEGREES - 19 MINUTES - 32 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT, THENCE;
6. NORTH 31 DEGREES - 40 MINUTES - 28 SECONDS WEST, A DISTANCE OF 154.50 FEET TO A POINT, THENCE;
7. NORTH 58 DEGREES - 19 MINUTES - 32 SECONDS EAST, A DISTANCE OF 22.00 FEET TO A POINT, THENCE;
8. NORTH 31 DEGREES - 40 MINUTES - 28 SECONDS WEST, A DISTANCE OF 44.00 FEET TO A POINT, THENCE;
9. CONTINUING ALONG SAID LINE AND THEN THROUGH LOT 2, BLOCK 2539, NORTH 58 DEGREES - 00 MINUTES - 33 SECONDS EAST, A DISTANCE OF 319.17 FEET TO A POINT, THENCE;
10. ALONG SAID WESTERLY LINE OF MAJOR WILLIAM DEEGAN BOULEVARD, SOUTH 32 DEGREES - 31 MINUTES - 30 SECONDS EAST, A DISTANCE OF 321.73 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 91,213 SQUARE FEET OR 2.094 ACRES

CONTAINING A TOTAL NET AREA OF 736,423 SQUARE FEET OR 16.906 ACRES

THESE DESCRIPTIONS ARE SUBJECT TO AERIAL EASEMENTS FOR THE WESTERLY AND EASTERLY OVERHANG OF THE ELEVATED PORTION OF THE MAJOR DEEGAN EXPRESSWAY PER PLANS ON FILE IN THE CITY OF NEW YORK OFFICE OF THE PRESIDENT, BOROUGH OF BRONX TOPOGRAPHICAL DIVISION.

THESE DESCRIPTIONS ARE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS PER TITLE REPORTS PREPARED BY ROYAL ABSTRACT OF NEW YORK, LLC, AGENTS FOR CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 819830 (3203-10300367) AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE NO. 819830 (L459257), WITH AN EFFECTIVE DATE OF DECEMBER 1, 2003.

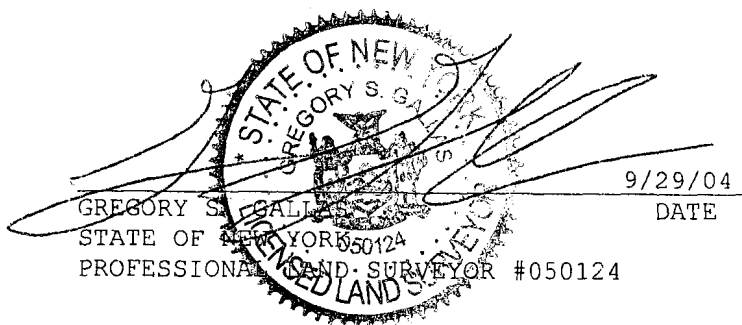


CONTROL POINT
ASSOCIATES, INC.

SEPTEMBER 29, 2004
M&B
EASTERN PARCEL AND PARK AREA
CPA PROJECT #C03276
PAGE 5

THESE DESCRIPTIONS ARE PREPARED WITH REFERENCE TO A MAP ENTITLED, "ALTA/ACSM LAND TITLE SURVEY, RELATED RETAIL CORPORATION, LOTS 2 & 20, BLOCK 2356, LOT 32 & PART OF LOTS 2 & 60, BLOCK 2539 AND LOTS 1 & 86, BLOCK 2357, BOROUGH & COUNTY OF BRONX, CITY & STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED OCTOBER 27, 2003, LAST REVISED JUNE 22, 2004 AS REVISION NUMBER 6.

CONTROL POINT ASSOCIATES, INC.



GSG/gg

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PREPARED BY:

GSG

REVIEWED BY:

GC

EXHIBIT "A"
Citizen Participation Plan

EXHIBIT "B"

**ENVIRONMENTAL EASEMENT GRANTED
PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE ENVIRONMENTAL
CONSERVATION LAW**

THIS INDENTURE made this ____ day of _____, 20 __, between *Name of title owner(s) of the site* residing at (or having an office at) *Title owner's address - no PO Boxes*, (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, Grantor, is the owner of real property located in the City/Town/Village of _____, _____ 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 (~~STRIKE INAPPROPRIATE REFERENCE~~) **Brownfield Cleanup Agreement Number _____/State Assistance Contract Number _____/Order on Consent Number _____**, 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 ~~STRIKE INAPPROPRIATE LANGUAGE~~ **residential/commercial/industrial use** as long as the following the long-term engineering controls are employed:

STATE THE CONTROLS. FOR EXAMPLE:

(i) any soil on the property must be covered by a demarcation layer and a barrier layer approved by NYSDEC such as concrete, asphalt or structures or must be covered with a _____ layer of clean soil and this demarcation layer and barrier layer must be maintained; and

(ii) any proposed soil excavation on the property below the _____ cover or below the demarcation layer 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.

B. The Controlled Property may not be used for a higher level of use such as **STRIKE INAPPROPRIATE LANGUAGE residential/commercial use** 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.

D. 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.

E. 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

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

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

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

By: _____
Erin M. Crotty, Commissioner

Grantee's Acknowledgment

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

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/ executed the same in his/her/ capacity as Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public - State of New York

EXHIBIT “C”

Approved Work Plans

EXHIBIT “D”

Cost Summary

(Intentionally omitted)