

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
STATE SUPERFUND PROGRAM/BROWNFIELD CLEANUP PROGRAM
ECL §27-1301 *et seq.* and ECL §27-1401 *et seq.*

In the Matter a Remedial Program for

**ORDER ON CONSENT AND
ADMINISTRATIVE SETTLEMENT
Index No. CO 3-20210413-62**

DEC Site Name: Ardsley LLC – Off-site

DEC Site No.: C360146A

Herein referred to as "Site"

Associated with Ardsley LLC

BCP Site No. C360146

Located at: 1 Lawrence Street,
Ardsley, NY 10502
Westchester County

by: ARDSLEY LLC and Akzo Nobel Chemicals LLC, a Delaware limited liability
company (now controlled by Nouryon as successor) ("Nouryon")

Hereinafter referred individually as "Respondent"
or collectively as "Respondents"

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 brownfield cleanup remedial programs pursuant to Article 27, Title 14 of the ECL and Part 375 of Title 6 NYCRR.

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

D. This Order is issued pursuant to the Department's authority under, *inter alia*, ECL Article 27, Title 13, ECL Article 27, Title 14, and ECL 3-0301, and resolves Respondents' liability to the State as provided at 6 NYCRR 375-1.5(b)(5).

2. The Site is not currently listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.
3. The Site is the off-site contamination related to a site in the Brownfield Cleanup Program (BCP) known as the Ardsley LLC, DER site number: C360146. The Department-approved Scope of Work for the Site is attached as Exhibit "D."
4. In accordance with ECL §27-1411(5), the Department is required to "bring an enforcement action against any parties known or suspected to be responsible for contamination at or emanating from" a site in the BCP that has been determined to present a significant threat to public health or the environment. The Department has determined that the Site presents a significant threat.
5. Respondents consent 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 in the BCP; 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.
6. Respondent, Ardsley LLC, is currently the Volunteer for the Ardsley LLC BCP Site (C360146). While as a Volunteer in the BCP, Ardsley LLC is not responsible for the investigation and remediation of off-site contamination, due to contractual obligations associated with the prior owner, Respondent Nouryon, Respondent Ardsley LLC has agreed to perform the obligations under this consent order.
6. Solely with regard to the matters set forth below, Respondents hereby waive any right to a hearing as may be provided by law, consent to the issuance and entry of this Order, and agree to be bound by its terms. Respondents consent to and agrees not to contest the authority or jurisdiction of the Department to issue or enforce this Order, and agree not to contest the validity of this Order or its terms or the validity of data submitted to the Department by Respondents 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 site number C360146A and is further identified as the off-site areas associated with identification No. C360146 and Tax Map ID No: 8.370-265-1 (Exhibit "A" is a map of the Site showing its general location).

II. Initial Work Plan

The Remedial Work Plan shall be submitted to the Department within forty-five (45) days after the effective date of this Order.

III. Payment of State Costs

Invoices shall be sent to Respondent Ardsley LLC, at one of the following address(es) if more than one address is listed:

Ardsley LLC
Attn: Michael Roberts
1515 Des Peres Rd., Suite 300
St. Louis, MO 63131

In addition to the requirement to pay future state costs as set forth in Appendix "A", within forty-five (45) Days after the effective date of this Consent Order, Respondent Ardsley LLC shall pay to the Department the sum set forth on Exhibit "C", which shall represent reimbursement for past State Costs incurred prior to the effective date of this Consent Order. Respondent Ardsley LLC acknowledges that all past State Costs are not itemized on the cost summary and that additional charges may be billed at a later date for State Costs incurred prior to the effective date of this Consent Order.

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 Respondents shall be sent to:

Michael Kilmer
New York State Department of Environmental Conservation
Division of Environmental Remediation
21 S Putt Corners Rd.
New Paltz, NY 12561
Michael.Kilmer@dec.ny.gov

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

Kieran McCarthy (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel – Bureau of Remediation

625 Broadway, 14th Floor
Albany, NY 12233-1500
Kieran.mccarthy@dec.ny.gov

2. Communication from the Department to Respondent Ardsley LLC and/or Respondents, shall be sent to:

Ardsley LLC
Attn: Michael Roberts
1515 Des Peres Rd., Suite 300
St. Louis, MO 63131
mrobertsd@cdcco.com

With a Copy to:

Christopher J. Rausch, Esq.
Commercial Development Company, Inc.
1515 Des Peres Rd., Third Floor
St. Louis, Missouri 63131
crausch@cdcco.com

Consultant (QEP):
Daniel M. Dunn, PE, PG
EnviroAnalytics Group, LLC
1515 Des Peres Rd.
St. Louis, MO 63131
ddunn@enviroanalyticsgroup.com

3. Communication from the Department to Respondent Nouryon and/or Respondents, shall be sent to:

Katherine Rahill
Assistant General Counsel Environmental and Director HSE Policy
Nouryon Legal Group
Nouryon
100 Matsonford Road
~~Building 5, Suite 550~~ Building 1, Suite 500
Radnor, Pennsylvania 19087
katherine.rahill@nouryon.com

With a Copy to:

Heather A. Richardson
Thompson Hine LLP
335 Madison Avenue, 12th Floor

New York, New York 10017-4611
212.908.3998
Fax: 212.344.6101
Heather.Richardson@ThompsonHine.com

B. The Department and Respondents 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 Ardsley LLC provides 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.

V. Miscellaneous

A. Appendix A – “Standard Clauses for New York State, State Superfund Administrative Orders for Brownfield Site Offsite Cleanup”, is attached to and hereby made a part of this Order as if set forth fully herein, with exception to requirements for a Citizen’s Participation Plan (Clause I, 375.1-10) as being deferred until such time as an actual environmental threat requiring further investigation and/or remediation has been determined.

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

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

DATED: 3/24/23

BASIL SEGGOS
COMMISSIONER
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: 

Andrew Guglielmi, Director
Division of Environmental Remediation

CONSENT BY RESPONDENT ARDSLEY LLC,

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

By: Michael Roberts

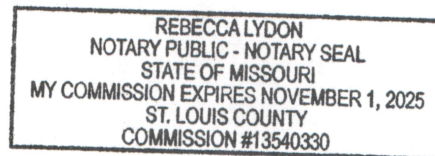
Title: Member

Date: 2-28-23

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

On the 28 day of Feb, in the year 2023 before me, the undersigned, personally appeared Michael Roberts 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.

Rebecca Lydon
Signature and Office of individual
taking acknowledgment



COMMISSIONER OF THE
ST. LOUIS COUNCIL
PA COMMISSIONER OF THE
CITY OF ST. LOUIS
MOBILE ALBERT - MOBILE SENT
RECEIVED

CONSENT BY RESPONDENT NOURYON

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

By: Katherine Rahill

Title: ASSISTANT SECRETARY

Date: 3/9/2023

Pennsylvania

STATE OF NEW YORK)
) s.s.:
COUNTY OF Delaware)

On the 9th day of March, in the year 2023, before me, the undersigned, personally appeared Katherine Rahill, 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.

Jaime M. Lamana
Signature and Office of individual
taking acknowledgment

Commonwealth of Pennsylvania - Notary Seal
Jaime M. Lamana, Notary Public
Delaware County
My commission expires October 21, 2025
Commission number 1218491
Member, Pennsylvania Association of Notaries



STATE OF PENNSYLVANIA
COUNTY OF LANCASTER

[Handwritten signature]

NOTARY PUBLIC

[Handwritten signature]

NOTARY PUBLIC

D-111111

ON this 11th day of June, 2020, I, the undersigned, Notary Public for the County of Lancaster, State of Pennsylvania, did certify to the following facts:

That the within and foregoing instrument, being a certain deed, was duly executed by the parties thereto, in accordance with the laws of the State of Pennsylvania, and that the same is a true and correct copy of the original thereof, as the same appears from the records of the County of Lancaster, State of Pennsylvania.

[Handwritten signature]

Commission expires October 31, 2020
Commission number 1510001
Notary Public
County of Lancaster, State of Pennsylvania

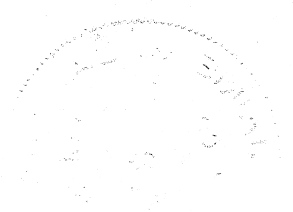


EXHIBIT "A"

Map

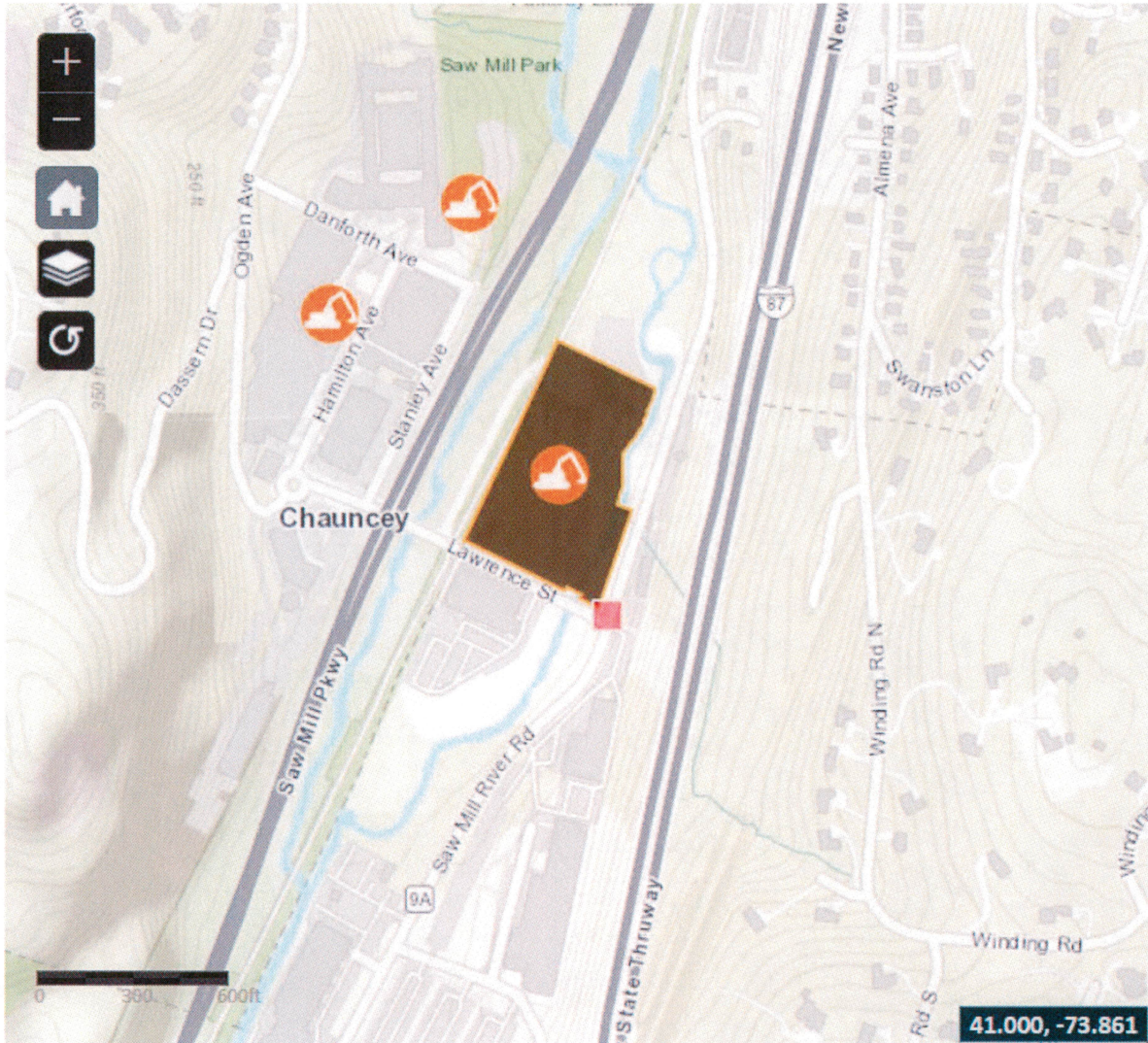


EXHIBIT "B"

RECORDS SEARCH REPORT

NO SUBMISSION REQUIRED

EXHIBIT "C"

Cost Summary

EXHIBIT I

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

COST SUMMARY

SITE NAME: Ardsley, LLC OFF-SITE
SITE NO.: C360146A
TIME FRAME: DEC Life - 7/20/2022

COST CATEGORY	AMOUNTS	EXHIBIT NO.
DIRECT PERSONAL SERVICES	\$1,703.36	
FRINGE	\$1,083.55	
INDIRECT	<u>\$850.58</u>	
<i>PERSONAL SERVICES SUBTOTAL</i>	<i>\$3,637.49</i>	II
CONTRACTUAL	\$5,195.65	
TRAVEL	\$0.00	
OTHER NPS	\$0.00	
<i>NON-PERSONAL SERVICES SUBTOTAL</i>	<i>\$5,195.65</i>	III
DEC TOTAL	\$8,833.14	
DOH TOTAL		
not available	N/A	
MINUS PREVIOUSLY REIMBURSED AMOUNT (IF APPLICABLE)	<u>N/A</u>	
<i>DEC & DOH TOTAL</i>	<i>\$8,833.14</i>	
COST CAP (IF APPLICABLE)	<u>N/A</u>	
GRAND TOTAL	\$8,833.14	

Cost Query - Ad Hoc

Criteria: Timecard End Date 07/20/2022 And Task Code 75564

Leave Charges: Included

Cost Indicator: Direct

Rate Type: Non-Federal

[Download Excel Report](#)[Print](#)

Jump To Employee: [All](#) ▼

Pay Period	Pay Period Dates	Check Date	Cost Center	Variable	Budget Year	Employee	Title Description	Work Location Code	Work Location Description	Billable Hourly Rate	State Fringe	State Indirect	Hours	Cost
Task 75564 - C380146A - Ardley, LLC - Off-site														
2021/1	04/01/2021 - 04/14/2021	04/28/2021	223014	H1	2021	Bennett, William	PROFESSIONAL ENGINEER 1 (ENVIRONMENTAL)	615127	Central Office - 625 Broadway	65.11	20.42	15.57	0.50	32.56
2021/3	04/26/2021 - 05/12/2021	05/26/2021	223014	H1	2021	Bennett, William	PROFESSIONAL ENGINEER 1 (ENVIRONMENTAL)	615127	Central Office - 625 Broadway	65.11	10.21	7.79	0.25	16.28
2021/13	09/16/2021 - 09/28/2021	10/13/2021	223014	H1	2021	Bennett, William	PROFESSIONAL ENGINEER 1 (ENVIRONMENTAL)	615127	Central Office - 625 Broadway	62.61	19.63	14.97	0.50	31.31
2021/13	09/02/2021 - 09/13/2021	09/28/2021	790118	KD	2017	KILMER, MICHAEL	ASSISTANT ENGINEER (ENVIRONMENTAL)	317729	R3 - New Paltz - Regional HQ	43.32	115.44	88.04	4.28	184.11
2022/8	07/07/2022 - 07/26/2022	08/03/2022	790118	KD	2017	KILMER, MICHAEL	ASSISTANT ENGINEER (ENVIRONMENTAL)	317729	R3 - New Paltz - Regional HQ	40.81	63.71	50.53	2.00	99.62
2022/2	04/14/2022 - 04/27/2022	05/11/2022	790142	KD	2017	McCarthy, Kieran	Senr Attorney	615127	Central Office - 625 Broadway	66.38	21.23	16.84	0.50	33.19
2022/3	04/28/2022 - 05/11/2022	05/25/2022	790142	KD	2017	McCarthy, Kieran	Senr Attorney	615127	Central Office - 625 Broadway	66.38	254.70	202.03	6.00	398.28
2022/4	05/12/2022 - 05/25/2022	06/08/2022	790142	KD	2017	McCarthy, Kieran	Senr Attorney	615127	Central Office - 625 Broadway	66.38	21.23	16.84	0.50	33.19
2022/5	05/26/2022 - 05/08/2022	06/23/2022	790142	KD	2017	McCarthy, Kieran	Senr Attorney	615127	Central Office - 625 Broadway	66.38	106.13	84.18	2.50	165.95
2022/8	07/07/2022 - 07/26/2022	08/03/2022	790142	KD	2017	McCarthy, Kieran	Senr Attorney	615127	Central Office - 625 Broadway	66.38	63.68	50.51	1.50	99.57
2021/21	01/06/2022 - 01/19/2022	02/02/2022	430263	L6	2021	Salem, Cheryl	Legal Asent 1	615127	Central Office - 625 Broadway	33.21	41.85	31.76	2.00	66.42
2021/22	01/20/2022 - 02/02/2022	02/16/2022	430263	L6	2021	Salem, Cheryl	Legal Asent 1	615127	Central Office - 625 Broadway	33.21	83.20	63.52	4.00	132.84
2022/2	04/14/2022 - 04/27/2022	05/11/2022	430263	L6	2022	Salem, Cheryl	Legal Asent 1	615127	Central Office - 625 Broadway	34.17	69.56	52.00	3.00	102.51
2022/3	04/28/2022 - 05/11/2022	05/25/2022	430263	L6	2022	Salem, Cheryl	Legal Asent 1	615127	Central Office - 625 Broadway	34.17	196.67	156.00	9.00	307.53
Task 75564 Sub Totals										1,083.55	850.58	36.50	1,703.36	
Report Totals										1,083.55	850.58	36.50	1,703.36	

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Personal Services (salary/wage) costs: \$1,703.36

Fringe Benefit costs: 1,083.55

Indirect costs: 850.58

Report Total: \$3,637.49

New York State Department of Environmental Conservation
Division of Environmental Remediation
Payments/Encumbered Amounts - Summary
(Based on Sites)

Date: 9/6/2022

Page No.: 1

Site ID: C360146A - Ardsley LLC - Off-site

Project Type	Fund Source	Contract No.	WA No.	Contractor Name	Encumbered Amount	Payment Amount
Site Characterization	HWCA	D009807	26	ECOLOGY & ENVIRON ENGINEERING	\$16,876.00	\$5,195.65
Subtotal on Project Type:					\$16,876.00	\$5,195.65
Lab	HWCA	C100701	R3 M SV	Con-Test Analytical Laboratory (LAB)	\$0.00	\$0.00
Subtotal on Project Type:					\$0.00	\$0.00
Total Amounts:					\$16,876.00	\$5,195.65
Amount previously recovered:					-	0.00
Total Amount Due:						\$5,195.65

EXHIBIT "D"

Scope of Work

The objective of this work assignment is to conduct a site characterization of the Ardsley LLC "Site" off-site number C360146A in the Town of Greenburgh, New York. The New York State Department of Environmental Conservation (the Department, hereafter), has concerns of contamination migrating off-site as detections of soil vapor of chlorinated solvents were found during the remedial investigation of the BCP site along the Lawrence Street. The off-site site characterization goals are as follows:

- Consultant shall prepare a Work Plan for DEC review and approval. Consultant shall satisfy requirements of DER-10 Table 1.5 (parts 1 and 2) as a Qualified Environmental Professional (QEP).
- Obtain written Access Agreements with off-site property owner, with DEC assistance.
- Survey of the single structure adjacent across Lawrence Street from the BCP site for soil vapor intrusion (SVI) issues by:
 - Compiling historical land use information that is publicly available and/or provided by the current land owner;
 - Conducting a building survey that includes an inspection of the structure and all improvements; including but not necessarily limited to: as-built drawings, visual and/or physical measurements of building dimensions, HVAC system(s), floor drains, condition of concrete floor slabs and other foundation components, inventory of stored chemicals and other materials that are potential sources of VOCs to the indoor environment, etc.;
 - Collecting sub-slab and indoor air samples within the 2022-2023 heating season, as outlined in the Work Plan. Specifics include one off-site structure with potentially multiple sets (up to maximum of 4) sub-slab indoor air sample pairs per structure. Number of samples to include a minimum of one set of sub-slab and indoor air per structure and likely multiple sets given the size of the structure. For this data series, an ambient air and duplicate sample will also be obtained for comparison.
 - Sample analyses will be for toxic organics, TO-15 (AT-06/07) with Cat-B Deliverables on a 10-Day turnaround time (TAT).
- Upon completion of the SVI sampling event, the Consultant shall obtain 3rd party data validation and generate a summary report detailing the field event, results, analysis, and recommendations.
- Following the results of the site characterization, determinations will be made if contamination present is a significant threat and if further investigations, mitigation, and/or remediation, including an Environmental Easement, is necessary. A NYSPE will be engaged in the event additional remedial reports are necessary.

APPENDIX "A"

**STANDARD CLAUSES FOR NEW YORK STATE
STATE SUPERFUND ADMINISTRATIVE ORDERS FOR
BROWNFIELD SITE OFFSITE CLEANUP**

APPENDIX A

STANDARD CLAUSES FOR NEW YORK STATE STATE SUPERFUND ADMINISTRATIVE ORDERS FOR BROWNFIELD SITE OFFSITE CLEANUP

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. Unless otherwise specified below, 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 Ardsley LLC shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of Environmental Conservation Law (ECL) § 27-1417 and 6 NYCRR §§ 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 Ardsley LLC 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 Ardsley LLC that prior submissions satisfy specific items required for the Records Search Report.

III. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Order shall be prepared and implemented in accordance with the requirements of ECL Article 27, Titles 13 and 14 and 6 NYCRR §§ 375-1.6(a), 375-3.6, and 375-6. Upon approval of a Work Plan by the Department, Respondent Ardsley LLC 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. "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.

4. "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.

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

B. Submission/Implementation of Work Plans

1. Respondent Ardsley LLC 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. The first proposed Work Plan to be submitted under this Order shall be submitted no later than thirty (30) days after the effective date of this Order. Thereafter, the Respondent Ardsley LLC shall submit such other and

additional work plans as determined in a schedule to be approved by the Department.

3. 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 to be conducted in accordance with current guidance, 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 in accordance with 6 NYCRR § 375-3.6(b) to approve, modify, or reject a proposed Work Plan within forty-five (45) days from 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 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 requires modification of a Work Plan, the reason for such modification shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(3) shall apply.

iii. If the Department disapproves a Work Plan, the reason for such disapproval shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(4) shall apply.

4. 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.

5. During all field activities conducted under a Department-approved Work Plan, Respondent Ardsley LLC 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).

6. A Professional Engineer licensed and registered in New York State must stamp and sign all Work Plans other than SC or RI/FS Work Plans

C. Submission of Final Reports

1. In accordance with the schedule contained in an approved Work Plan, Respondent Ardsley LLC shall submit a Final Report for an Investigation Work Plan prepared in accordance with ECL § 27-1411(1) and 6 NYCRR § 375-1.6. If such Final Report concludes that no remediation is necessary, and the Site does not meet the requirements for Track 1, Respondent Ardsley LLC shall submit an Alternatives Analysis prepared in accordance with ECL § 27-1413 and 6 NYCRR § 375-3.8(f) that supports such determination.

2. In accordance with the schedule contained in an approved Work Plan, Respondent Ardsley LLC shall submit a Final Engineering Report certifying that remediation of the Site has been performed in accordance with the requirements of ECL §§ 27-1419(1) and (2) and 6 NYCRR § 375-1.6. The Department shall review such Report, the submittals made pursuant to this Order, 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 ECL § 27-1419, 6 NYCRR §§ 375-1.9 and 375-3.9.

3. Within sixty (60) days of the Department's approval of a Final Report, Respondent Ardsley LLC shall submit such additional Work Plans as it proposes to implement. In addition, Respondent Ardsley LLC shall include with every report submitted to the Department a schedule for the submission of any subsequent work plan required to meet the requirements of ECL Article 27 Titles 13 and 14. 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 Respondent Ardsley LLC, result in the termination of this Order pursuant to Paragraph XIII.

D. Review of Submittals other than Work Plans

1. The Department shall timely notify Respondent in writing of its approval or disapproval of each submittal other than a Work Plan in accordance with 6 NYCRR § 375-1.6. All

Department-approved submittals shall be incorporated into and become an enforceable part of this Order.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall specify the reason for its disapproval and may request Respondent Ardsley LLC to modify or expand the submittal. Within fifteen (15) days after receiving written notice that Respondent Ardsley LLC's submittal has been disapproved, Respondent Ardsley LLC 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 Order pursuant to Paragraph XIII. If Respondent Ardsley LLC submits a revised submittal and it is disapproved, the Department and Respondent may pursue whatever remedies may be available under this Order or under law.

E. 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)(f). The Department shall provide timely notification to the Respondent 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, Respondent Ardsley LLC shall cause to be recorded an Environmental Easement in accordance with 6 NYCRR § 375-1.8(h).

3. If the Department determines that remediation, or additional remediation, is needed, Respondent Ardsley LLC may elect to submit for

review and approval a proposed Remedial Work Plan (or modify an existing Work Plan for the Site) for a remedy selected upon due consideration of the factors set forth in ECL § 27-1415(3) and 6 NYCRR § 375-1.8(f). A proposed Remedial Work Plan addressing the Site's remediation will be noticed for public comment in accordance with ECL § 27-1417(3)(f) and the Citizen Participation Plan developed pursuant to this Order. If the Department determines following the close of the public comment period that modifications to the proposed Remedial Work Plan are needed, Respondent Ardsley LLC agrees to negotiate appropriate modifications to such Work Plan. If Respondent Ardsley LLC elects not to develop a Work Plan under this Subparagraph then this Order shall terminate in accordance with Paragraph XIII. If the Respondent Ardsley LLC elects to develop a Work Plan, then it will be reviewed in accordance with Paragraph III.D above.

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 Ardsley LLC 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 Ardsley LLC'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 except as provided in Paragraph IV, or be subject to any proceeding or action if it cannot comply with any requirement of this Order as a result of a Force Majeure Event as described at 6 NYCRR

§ 375-1.5(b)(4) provided Respondent complies with the requirements set forth therein.

V. Entry upon Site

A. Respondent Ardsley LLC 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. Respondent Ardsley LLC agrees to provide the Department upon request with proof of access if it is not the owner of the site.

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 Order. The Department will generally conduct such inspections during business hours, but retains the right to inspect at any time.

C. Failure to provide access as provided for under this Paragraph may result in termination of this Order pursuant to Paragraph XIII.

VI. Payment of State Costs

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Respondent Ardsley LLC 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).

B. Costs shall be documented as provided by 6 NYCRR § 375-1.5(b)(3)(ii). 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 "Commissioner of NYSDEC" 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. Each party shall provide written notification to the other within ninety (90) days of any change in the foregoing addresses.

E. If Respondent Ardsley LLC 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. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Order, Respondent shall be entitled to the Liability Limitation set forth at ECL § 27-1421, subject to the terms and conditions stated therein and to the provisions of 6 NYCRR §§ 375-1.9 and 375-3.9.

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. Change of Use

Respondent Ardsley LLC 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 Respondent Ardsley LLC of such determination within forty-five (45) days of receipt of such notice.

XI. 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 sixty (60) days after the Department's determination pursuant to Subparagraph III.E.2 that additional remediation is not needed based upon use restrictions, Respondent Ardsley LLC 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). Respondent Ardsley LLC 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. Respondent Ardsley LLC 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 Respondent Ardsley LLC advises the Department of the status of its efforts to obtain same within such thirty (30) day period), which shall be deemed to be incorporated into this Order.

B. Respondent Ardsley LLC or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Order at such time as it can certify that the Site is protective of public health and the environment without reliance upon the restrictions set forth in such instrument. Such certification shall be made by a Professional Engineer or Qualified Environmental Professional as defined at 6 NYCRR § 375-1.2(ak) approved by the Department. The Department will not unreasonably withhold its consent.

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

XII. Progress Reports

Respondent Ardsley LLC 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 XIII, 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 Ardsley LLC 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.

XIII. Termination of Order

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

1. Respondent Ardsley LLC's election in accordance with Paragraph III.E.2 not to implement the remedial activities required pursuant to the Decision Document. 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 Ardsley LLC's notification of its election not to implement the remedial activities in accordance with the Decision Document, Respondent Ardsley LLC 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 Ardsley LLC 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 of 6 NYCRR §§ 375-2.11(a)(4), subjecting Respondent Ardsley LLC to penalties as provided under 3.5(b), (c), and (d) by providing written notification to the parties listed in Paragraph IV so long as such obligations

accrued on or prior to the Termination Date of the Order.

C. If the Order is terminated pursuant to Subparagraph XIII.A.1, neither this Order nor its termination shall affect any liability of Respondent for remediation of the Site and/or for payment of State Costs, including implementation of removal and remedial actions, interest, enforcement, and any and all other response costs as defined under CERCLA, nor shall it affect any defenses to such liability that may be asserted by Respondent. Respondent Ardsley LLC 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.

XIV. 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 Paragraph VI of Appendix A of this Order, if applicable.

C. Notwithstanding any other rights otherwise authorized in law or equity, any disputes pursuant to this Order shall be limited to Departmental decisions on remedial activities. In no event shall such dispute authorize a challenge to the applicable statute or regulation.

XV. 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 Ardsley LLC shall use best efforts to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Respondent Ardsley LLC's obligations under this Order, including all Department-approved Work Plans and the schedules contained therein. If, despite Respondent Ardsley LLC's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Respondent Ardsley LLC 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 Ardsley LLC to modify the Work Plan pursuant to 6 NYCRR 375-1.6(d)(3) to reflect changes necessitated by Respondent Ardsley LLC'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 XV.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).

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

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

resource damages claims against Respondent under any other applicable state or federal law are tolled in their entirety from the effective date of this Order until termination of this Order.

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

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

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

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