



PERMIT
Under the Environmental Conservation Law (ECL)

IDENTIFICATION INFORMATION

Permit Type: Air State Facility
Permit ID: 3-5534-00075/00017
Mod 0 Effective Date: 07/10/2012 Expiration Date: 07/09/2022
Mod 1 Effective Date: 03/14/2016 Expiration Date: 07/09/2022
Mod 2 Effective Date: 07/08/2016 Expiration Date: 07/09/2022

Permit Issued To: BA LEASING BSC, LLC
11333 MCCORMICK RD
HUNT VALLEY, MD 21031

Contact: KEVIN SLADE
BMR-LANDMARK AT EASTVIEW LLC
101 MAIN ST FL 16
CAMBRIDGE, MA 02142-1519
(617) 551-5918

Facility: BMR-LANDMARK AT EASTVIEW LLC
777 OLD SAW MILL RIVER RD
TARRYTOWN, NY 10591

Description:

Ren 0 Mod 2

This modification serves to adjust the number of emission sources associated with this facility. The previous modification uses the emission unit E-GENER to account for all of the emergency generators at the facility. This new modification only accounts for the four engines that are owned and operated by BMR-Landmark at Eastview LLC. The remaining engines are operated by the tenants in the buildings leased out by BMR-Landmark at Eastview LLC, and will be accounted for through individual registrations or permits issued to the specific companies using those engines.

BMR-Landmark at Eastview Holdings LLC maintains a property located in Tarrytown, NY. The property consists of eleven buildings that house multiple tenants in laboratories and office space. The buildings are identified as 735, 745, 755, 763, 765, 767, 769, 771, 777, 785 and 795.

The permitted combustion sources at this site include one 10 MMBtu/hr natural gas-fired boiler in building 735, one 10 MMBtu/hr, natural gas-fired boiler in building 745 and three 12 MMBtu/hr, natural gas-fired boilers in building 769. In addition to these five permitted boilers, the facility operates thirty-four exempt, natural gas-fired boilers rated at less than 10 MMBtu/hr. There are also two natural gas-fired emergency generators (300 kW and 40 kW) and two diesel-fired emergency generators (380 kW and 400 kW) on-site that are owned and operated by

New York State Department of Environmental Conservation
Facility DEC ID: 3553400075



BMR-Landmark at Eastview LLC. These units are restricted to operating no more the 500 hours per year in order to maintain their emergency status.

The three boilers that were located in the facility's powerhouse (Building 763) were decommissioned on December 31, 2015 and are no longer in use. Two of these boilers had a maximum heat input of 49.5 MMBtu/hr each while the third boiler had a maximum heat input of 85.9 MMBtu/hr. These sources were removed from the permit through Modification 1.

NOx emissions from both exempt and non-exempt sources will be included in the facility-wide NOx emissions cap of 45,000 lbs per year. The facility is subject to a number of state and federal regulations including 6 NYCRR Parts 201, 225, 227, 40 CFR Part 60 Subpart Dc and 40 CFR Part 63 Subpart ZZZZ.

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, the General Conditions specified and any Special Conditions included as part of this permit.

Permit Administrator: GEORGE A SWEIKERT
 NYSDEC - REGION 3
 21 S PUTT CORNERS RD
 NEW PALTZ, NY 12561-1696

Authorized Signature: _____ Date: ___ / ___ / _____



Notification of Other State Permittee Obligations

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the compliance permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in any compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.



LIST OF CONDITIONS

DEC GENERAL CONDITIONS

General Provisions

- Facility Inspection by the Department
- Relationship of this Permit to Other Department Orders and Determinations
 - Applications for permit renewals, modifications and transfers
 - Applications for permit renewals, modifications and transfers
 - Permit modifications, suspensions or revocations by the Department

Facility Level

- Submission of application for permit modification or renewal-REGION 3 HEADQUARTERS



DEC GENERAL CONDITIONS
****** General Provisions ******
GENERAL CONDITIONS - Apply to ALL Authorized Permits.

Condition 1: Facility Inspection by the Department
Applicable State Requirement: ECL 19-0305

Item 1.1:

The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3).

Item 1.2:

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

Item 1.3:

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

Condition 2: Relationship of this Permit to Other Department Orders and Determinations
Applicable State Requirement: ECL 3-0301 (2) (m)

Item 2.1:

Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

Condition 1-1: Applications for permit renewals, modifications and transfers
Applicable State Requirement: 6 NYCRR 621.11

Item 1-1.1:

The permittee must submit a renewal application at least 180 days before expiration of permits for both Title V and State Facility Permits.

Item 1-1.3:

Permits are transferrable with the approval of the department unless specifically prohibited by the statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

Condition 3: Applications for permit renewals, modifications and transfers
Applicable State Requirement: 6 NYCRR 621.11

Item 3.1:

The permittee must submit a separate written application to the Department for renewal, modification or transfer of this permit. Such application must include any forms or supplemental



information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing.

Item 3.2:

The permittee must submit a renewal application at least 180 days before expiration of permits for Title V Facility Permits, or at least 30 days before expiration of permits for State Facility Permits.

Item 3.3:

Permits are transferrable with the approval of the department unless specifically prohibited by the statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

Condition 4: Permit modifications, suspensions or revocations by the Department
Applicable State Requirement: 6 NYCRR 621.13

Item 4.1:

The Department reserves the right to exercise all available authority to modify, suspend, or revoke this permit in accordance with 6NYCRR Part 621. The grounds for modification, suspension or revocation include:

- a) materially false or inaccurate statements in the permit application or supporting papers;
- b) failure by the permittee to comply with any terms or conditions of the permit;
- c) exceeding the scope of the project as described in the permit application;
- d) newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e) noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

****** Facility Level ******

Condition 5: Submission of application for permit modification or renewal-REGION 3 HEADQUARTERS
Applicable State Requirement: 6 NYCRR 621.6 (a)

Item 5.1:

Submission of applications for permit modification or renewal are to be submitted to:
NYSDEC Regional Permit Administrator
Region 3 Headquarters
Division of Environmental Permits
21 South Putt Corners Road
New Paltz, NY 12561-1696
(845) 256-3054

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



Permit Under the Environmental Conservation Law (ECL)

**ARTICLE 19: AIR POLLUTION CONTROL - AIR STATE FACILITY
PERMIT**

IDENTIFICATION INFORMATION

Permit Issued To: BA LEASING BSC, LLC
11333 MCCORMICK RD
HUNT VALLEY, MD 21031

Facility: BMR-LANDMARK AT EASTVIEW LLC
777 OLD SAW MILL RIVER RD
TARRYTOWN, NY 10591

Authorized Activity By Standard Industrial Classification Code:
6512 - NONRESIDENTIAL BUILDING OPERATORS

Mod 0 Permit Effective Date: 07/10/2012

Permit Expiration Date: 07/09/2022

Mod 1 Permit Effective Date: 03/14/2016

Permit Expiration Date: 07/09/2022

Mod 2 Permit Effective Date: 07/08/2016

Permit Expiration Date: 07/09/2022



LIST OF CONDITIONS

FEDERALLY ENFORCEABLE CONDITIONS

Facility Level

- 1 40 CFR Part 68: Accidental release provisions.
- 2 40CFR 82, Subpart F: Recycling and Emissions Reduction
- 1-1 6 NYCRR Subpart 201-7: Facility Permissible Emissions
- *2-1 6 NYCRR Subpart 201-7: Capping Monitoring Condition
- 5 6 NYCRR 211.1: Air pollution prohibited
- 1-3 6 NYCRR 225-1.2 (f): Compliance Demonstration
- 1-4 6 NYCRR 225-1.2 (h): Compliance Demonstration
- 1-5 6 NYCRR 227-1.3 (a): Compliance Demonstration
- 1-6 40CFR 60, NSPS Subpart Dc: Compliance Demonstration
- 1-7 40CFR 63, Subpart ZZZZ: Compliance Demonstration

STATE ONLY ENFORCEABLE CONDITIONS

Facility Level

- 8 ECL 19-0301: Contaminant List
- 1-8 6 NYCRR 201-1.4: Malfunctions and start-up/shutdown activities
- 10 6 NYCRR Subpart 201-5: Emission Unit Definition
- 1-9 6 NYCRR 201-5.2 (c): Renewal deadlines for state facility permits
- 1-10 6 NYCRR 201-5.3 (c): Compliance Demonstration
- 11 6 NYCRR 211.2: Visible Emissions Limited

Emission Unit Level

- 12 6 NYCRR Subpart 201-5: Emission Point Definition By Emission Unit
- 13 6 NYCRR Subpart 201-5: Process Definition By Emission Unit

NOTE: * preceding the condition number indicates capping.



FEDERALLY ENFORCEABLE CONDITIONS
****** Facility Level ******

NOTIFICATION OF GENERAL PERMITTEE OBLIGATIONS

This section contains terms and conditions which are federally enforceable. Permittees may also have other obligations under regulations of general applicability

Item A: Sealing - 6 NYCRR 200.5

The Commissioner may seal an air contamination source to prevent its operation if compliance with 6 NYCRR Chapter III is not met within the time provided by an order of the Commissioner issued in the case of the violation. Sealing means labeling or tagging a source to notify any person that operation of the source is prohibited, and also includes physical means of preventing the operation of an air contamination source without resulting in destruction of any equipment associated with such source, and includes, but is not limited to, bolting, chaining or wiring shut control panels, apertures or conduits associated with such source.

No person shall operate any air contamination source sealed by the Commissioner in accordance with this section unless a modification has been made which enables such source to comply with all requirements applicable to such modification.

Unless authorized by the Commissioner, no person shall remove or alter any seal affixed to any contamination source in accordance with this section.

Item B: Acceptable Ambient Air Quality - 6 NYCRR 200.6

Notwithstanding the provisions of 6 NYCRR Chapter III, Subchapter A, no person shall allow or permit any air contamination source to emit air contaminants in quantities which alone or in combination with emissions from other air contamination sources would contravene any applicable ambient air quality standard and/or cause air pollution. In such cases where contravention occurs or may occur, the Commissioner shall specify the degree and/or method of emission control required.

Item C: Maintenance of Equipment - 6 NYCRR 200.7

Any person who owns or operates an air contamination source which is equipped with an emission control device shall operate such device and keep it in a satisfactory state of maintenance and repair in accordance with ordinary and necessary practices, standards and procedures, inclusive of manufacturer's specifications,



required to operate such device effectively.

Item D: Unpermitted Emission Sources - 6 NYCRR 201-1.2

If an existing emission source was subject to the permitting requirements of 6 NYCRR Part 201 at the time of construction or modification, and the owner and/or operator failed to apply for a permit for such emission source then the following provisions apply:

(a) The owner and/or operator must apply for a permit for such emission source or register the facility in accordance with the provisions of Part 201.

(b) The emission source or facility is subject to all regulations that were applicable to it at the time of construction or modification and any subsequent requirements applicable to existing sources or facilities.

Item E: Recycling and Salvage - 6 NYCRR 201-1.7

Where practical, any person who owns or operates an air contamination source shall recycle or salvage air contaminants collected in an air cleaning device according to the requirements of 6 NYCRR.

Item F: Prohibition of Reintroduction of Collected Contaminants to the Air - 6 NYCRR 201-1.8

No person shall unnecessarily remove, handle, or cause to be handled, collected air contaminants from an air cleaning device for recycling, salvage or disposal in a manner that would reintroduce them to the outdoor atmosphere.

Item G: Proof of Eligibility for Sources Defined as Exempt Activities - 6 NYCRR 201-3.2 (a)

The owner and/or operator of an emission source or unit that is eligible to be exempt, may be required to certify that it operates within the specific criteria described in 6 NYCRR Subpart 201-3. The owner or operator of any such emission source must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility which contains emission sources or units subject to 6 NYCRR Subpart 201-3, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations, or law.

Item H: Proof of Eligibility for Sources Defined as Trivial



Activities - 6 NYCRR 201-3.3 (a)

The owner and/or operator of an emission source or unit that is listed as being trivial in 6 NYCRR Part 201 may be required to certify that it operates within the specific criteria described in 6 NYCRR Subpart 201-3. The owner or operator of any such emission source must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility which contains emission sources or units subject to 6 NYCRR Subpart 201-3, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations, or law.

Item I: Required Emission Tests - 6 NYCRR 202-1.1

An acceptable report of measured emissions shall be submitted, as may be required by the Commissioner, to ascertain compliance or noncompliance with any air pollution code, rule, or regulation. Failure to submit a report acceptable to the Commissioner within the time stated shall be sufficient reason for the Commissioner to suspend or deny an operating permit. Notification and acceptable procedures are specified in 6 NYCRR Subpart 202-1.

Item J: Open Fires Prohibitions - 6 NYCRR 215.2

Except as allowed by section 215.3 of 6 NYCRR Part 215, no person shall burn, cause, suffer, allow or permit the burning of any materials in an open fire.

Item K: Permit Exclusion - ECL 19-0305

The issuance of this permit by the Department and the receipt thereof by the Applicant does not and shall not be construed as barring, diminishing, adjudicating or in any way affecting any legal, administrative or equitable rights or claims, actions, suits, causes of action or demands whatsoever that the Department may have against the Applicant for violations based on facts and circumstances alleged to have occurred or existed prior to the effective date of this permit, including, but not limited to, any enforcement action authorized pursuant to the provisions of applicable federal law, the Environmental Conservation Law of the State of New York (ECL) and Chapter III of the Official Compilation of the Codes, Rules and Regulations of the State of New York (NYCRR). The issuance of this permit also shall not in any way affect pending or future enforcement actions under the Clean Air Act brought by the United States or any person.

Item L: Federally Enforceable Requirements - 40 CFR 70.6 (b)

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



Effective between the dates of 03/14/2016 and 07/09/2022

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Item 2-1.1:

The sum of emissions from the emission units specified in this permit shall not equal or exceed the following

Potential To Emit (PTE) rate for each regulated contaminant:

CAS No: 0NY210-00-0 (From Mod 2) PTE: 45,000 pounds
per year

Name: OXIDES OF NITROGEN

Condition 2-1: Capping Monitoring Condition

Effective between the dates of 07/08/2016 and 07/09/2022

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Replaces Condition(s) 1-2

Item 2-1.1:

Under the authority of 6 NYCRR Part 201-7, this condition contains an emission cap for the purpose of limiting emissions from the facility, emission unit or process to avoid being subject to the following applicable requirement(s) that the facility, emission unit or process would otherwise be subject to:

6 NYCRR Subpart 201-6

Item 2-1.2:

Operation of this facility shall take place in accordance with the approved criteria, emission limits, terms, conditions and standards in this permit.

Item 2-1.3:

The owner or operator of the permitted facility must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility regulated by this Subpart, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations or law.

Item 2-1.4:

On an annual basis, unless otherwise specified below, beginning one year after the granting of an emissions cap, the responsible official shall provide a certification to the Department that the facility has operated all emission units within the limits imposed by the emission cap. This certification shall include a brief summary of the emissions subject to the cap for that time period and a comparison to the threshold levels that would require compliance with an applicable requirement.

Item 2-1.5:

The emission of pollutants that exceed the applicability thresholds for an applicable requirement, for which the facility has obtained an emissions cap, constitutes a violation of Part 201 and of the Act.

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



Item 2-1.6:

The Compliance Demonstration activity will be performed for the facility:

The Compliance Demonstration applies to:

Emission Unit: E-BOILR

Emission Unit: E-GENER

Emission Unit: U-00735

Emission Unit: U-00745

Emission Unit: U-00769

Regulated Contaminant(s):

CAS No: 0NY210-00-0 OXIDES OF NITROGEN

Item 2-1.7:

Compliance Demonstration shall include the following monitoring:

Capping: Yes

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

The facility must keep annual NO_x emissions below 45,000 lbs using a 12 month rolling total, rolled monthly. The following equation must be used to verify compliance:

$$A*(50 \text{ lb/MMscf}) + B*(0.6 \text{ lb/gal}) + C*(0.0041 \text{ lb/MMscf}) < 45,000 \text{ lb NO}_x/\text{yr}$$

A = amount of natural gas fired in all permitted and exempt boilers, per year (measured in millions of cubic feet)

B = amount of diesel fuel fired in the emergency generators, per year (measured in gallons)

C = amount of natural gas fired in the emergency generators, per year (measured in millions of cubic feet)

The emission factors are taken from EPA's AP-42 Tables 1.4-1 (boilers), 3.3-1 (natural gas-fired engines) and 3.2-2 (diesel-fired engines) and assumes a heat content of 135,000 Btu/gal of diesel and 1,000 Btu/scf of natural gas.

The facility is required to submit a report annually that includes the above fuel calculations and all data used to confirm compliance with the NO_x cap. Records must be maintained on-site for a minimum of five years.

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



Work Practice Type: PROCESS MATERIAL THRUPUT

Process Material: FUEL

Upper Permit Limit: 45,000 pounds per year

Monitoring Frequency: MONTHLY

Averaging Method: 12-MONTH TOTAL, ROLLED MONTHLY

Reporting Requirements: ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 1/30/2017.

Subsequent reports are due every 12 calendar month(s).

Condition 5: Air pollution prohibited
Effective between the dates of 07/10/2012 and 07/09/2022

Applicable Federal Requirement:6 NYCRR 211.1

Item 5.1:

No person shall cause or allow emissions of air contaminants to the outdoor atmosphere of such quantity, characteristic or duration which are injurious to human, plant or animal life or to property, or which unreasonably interfere with the comfortable enjoyment of life or property. Notwithstanding the existence of specific air quality standards or emission limits, this prohibition applies, but is not limited to, any particulate, fume, gas, mist, odor, smoke, vapor, pollen, toxic or deleterious emission, either alone or in combination with others.

Condition 1-3: Compliance Demonstration
Effective between the dates of 03/14/2016 and 07/09/2022

Applicable Federal Requirement:6 NYCRR 225-1.2 (f)

Item 1-3.1:

The Compliance Demonstration activity will be performed for the facility:
The Compliance Demonstration applies to:

Emission Unit: E-GENER

Item 1-3.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC
OPERATIONS

Monitoring Description:

The facility shall not purchase distillate fuel with a sulfur content exceeding 0.0015 percent by weight. Facilities shall maintain records that name the oil supplier and certify sulfur in fuel content is in compliance for every delivery. These records shall be maintained onsite and made available for Department review upon request. Records must be retained for a minimum of three years.

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



The Compliance Demonstration activity will be performed for the Facility.

Item 1-5.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: MONITORING OF PROCESS OR CONTROL
DEVICE PARAMETERS AS SURROGATE

Monitoring Description:

No person shall operate a stationary combustion installation which exhibits greater than 20 percent opacity (six minute average), except for one 6 minute period per hour of not more than 27 percent opacity. The Department reserves the right to perform or require the performance of a Method 9 opacity evaluation at any time during facility operation.

The permittee will conduct observations of visible emissions from the emission unit, process, etc. to which this condition applies whenever an opacity event is observed, or if requested by the Department. The permittee will investigate, in a timely manner, any instance where there is cause to believe that visible emissions have the potential to exceed the opacity standard.

The permittee shall investigate the cause, make any necessary corrections, and verify that the excess visible emissions problem has been corrected. If visible emissions with the potential to exceed the standard continue, the permittee will conduct a Method 9 assessment within the next operating day of the sources associated with the potential noncompliance to determine the degree of opacity and will notify the NYSDEC if the Method 9 test indicates that the opacity standard is not met.

Records of visible emissions observations (or any follow-up Method 9 tests), investigations and corrective actions will be kept on-site. Should the Department determine that permittee's record keeping format is inadequate to demonstrate compliance with this condition, it shall provide written notice to the permittee stating the inadequacies, and permittee shall have 90 days to revise its prospective record keeping format in a manner acceptable to the Department.

Parameter Monitored: OPACITY

Upper Permit Limit: 20 percent

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION

Averaging Method: 6-MINUTE AVERAGE (METHOD 9)

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION



Condition 1-6: Compliance Demonstration
Effective between the dates of 03/14/2016 and 07/09/2022

Applicable Federal Requirement:40CFR 60, NSPS Subpart Dc

Item 1-6.1:

The Compliance Demonstration activity will be performed for the facility:
The Compliance Demonstration applies to:

Emission Unit: U-00735 Process: NG1	Emission Source: 735S1
Emission Unit: U-00745 Process: NG2	Emission Source: 745S1
Emission Unit: U-00769 Process: NG4	Emission Source: 769S1
Emission Unit: U-00769 Process: NG4	Emission Source: 769S2
Emission Unit: U-00769 Process: NG4	Emission Source: 769S3

Item 1-6.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES
Monitoring Description:

This regulation applies to the facility's combustion sources that are rated between 10 and 100 mmBtu/hr and that were constructed after June 9, 1989. The facility must record and maintain records of the amount of natural gas combusted in the affected units during each calendar month. The facility must also keep records of the name of the supplier of the fuel, the potential sulfur emissions rate or maximum potential sulfur emissions rate of the fuel in ng/J heat input and the method used to determine the potential sulfur emissions rate of the fuel. These records must remain onsite and made available for Department review upon request.

Monitoring Frequency: MONTHLY
Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 1-7: Compliance Demonstration
Effective between the dates of 03/14/2016 and 07/09/2022

Applicable Federal Requirement:40CFR 63, Subpart ZZZZ

Item 1-7.1:

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



The Compliance Demonstration activity will be performed for the Facility.

Item 1-7.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

The facility's existing emergency reciprocating internal combustion engines are subject to the requirements of 40 CFR Part 63 Subpart ZZZZ. All newer engines, as defined in 60.4200 and 60.4230, are subject to either 40 CFR Part 60 Subpart IIII or Subpart JJJJ, depending on the fuel they burn. Any questions regarding the monitoring, reporting and enforcement of the requirements of these regulations should be addressed to EPA's Region 2 office.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION



STATE ONLY ENFORCEABLE CONDITIONS
****** Facility Level ******

NOTIFICATION OF GENERAL PERMITTEE OBLIGATIONS
This section contains terms and conditions which are not federally enforceable. Permittees may also have other obligations under regulations of general applicability

Item A: Emergency Defense - 6 NYCRR 201-1.5

An emergency constitutes an affirmative defense to an action brought for noncompliance with emissions limitations or permit conditions for all facilities in New York State.

(a) The affirmative defense of emergency shall be demonstrated through properly signed, contemporaneous operating logs, or other relevant evidence that:

- (1) An emergency occurred and that the facility owner and/or operator can identify the cause(s) of the emergency;
- (2) The equipment at the permitted facility causing the emergency was at the time being properly operated;
- (3) During the period of the emergency the facility owner and/or operator took all reasonable steps to minimize levels of emissions that exceeded the emission standards, or other requirements in the permit; and
- (4) The facility owner and/or operator notified the Department within two working days after the event occurred. This notice must contain a description of the emergency, any steps taken to mitigate emissions, and corrective actions taken.

(b) In any enforcement proceeding, the facility owner and/or operator seeking to establish the occurrence of an emergency has the burden of proof.

(c) This provision is in addition to any emergency or upset provision contained in any applicable requirement.

Item B: Public Access to Recordkeeping for Facilities With State Facility Permits - 6 NYCRR 201-1.10 (a)

Where emission source owners and/or operators keep records pursuant to compliance with the operational flexibility requirements of 6 NYCRR Subpart 201-5.4(b)(1), and/or the emission capping requirements of 6 NYCRR Subparts 201-7.2(d), 201-7.3(f), 201-7.3(g), 201-7.3(h)(5), 201-7.3(i) and 201-7.3(j), the Department



will make such records available to the public upon request in accordance with 6 NYCRR Part 616 - Public Access to Records. Emission source owners and/or operators must submit the records required to comply with the request within sixty working days of written notification by the Department of receipt of the request.

Item C: General Provisions for State Enforceable Permit Terms and Condition - 6 NYCRR Part 201-5

Any person who owns and/or operates stationary sources shall operate and maintain all emission units and any required emission control devices in compliance with all applicable Parts of this Chapter and existing laws, and shall operate the facility in accordance with all criteria, emission limits, terms, conditions, and standards in this permit. Failure of such person to properly operate and maintain the effectiveness of such emission units and emission control devices may be sufficient reason for the Department to revoke or deny a permit.

The owner or operator of the permitted facility must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility regulated by this Subpart, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations or law.

STATE ONLY APPLICABLE REQUIREMENTS

The following conditions are state only enforceable.

Condition 8: Contaminant List
Effective between the dates of 07/10/2012 and 07/09/2022

Applicable State Requirement:ECL 19-0301

Item 8.1:

Emissions of the following contaminants are subject to contaminant specific requirements in this permit(emission limits, control requirements or compliance monitoring conditions).

CAS No: 0NY210-00-0
Name: OXIDES OF NITROGEN

Condition 1-8: Malfunctions and start-up/shutdown activities
Effective between the dates of 03/14/2016 and 07/09/2022



Applicable State Requirement:6 NYCRR 201-1.4

Replaces Condition(s) 9

Item 1-8.1:

(a) The facility owner or operator shall take all necessary and appropriate actions to prevent the emission of air pollutants that result in contravention of any applicable emission standard during periods of start-up, shutdown, or malfunction.

(b) The facility owner or operator shall compile and maintain records of all equipment malfunctions, maintenance, or start-up/shutdown activities when they can be expected to result in an exceedance of any applicable emission standard, and shall submit a report of such activities to the department when requested to do so, or when so required by a condition of a permit issued for the corresponding air contamination source. Such reports shall state whether any violations occurred and, if so, whether they were unavoidable, include the time, frequency and duration of the maintenance and/or start-up/shutdown activities, and an estimate of the emission rates of any air contaminants released. Such records shall be maintained for a period of at least five years and made available for review to department representatives upon request. Facility owners or operators subject to continuous stack monitoring and quarterly reporting requirements need not submit additional reports for equipment maintenance or start-up/shutdown activities for the facility to the department.

(c) In the event that emissions of air contaminants in excess of any emission standard in this Subchapter occur due to a malfunction, the facility owner or operator shall compile and maintain records of the malfunction and notify the department as soon as possible during normal working hours, but not later than two working days after becoming aware that the malfunction occurred. When requested by the department, the facility owner or operator shall submit a written report to the department describing the malfunction, the corrective action taken, identification of air contaminants, and an estimate of the emission rates.

(d) The department may also require the owner or operator to include, in reports described under Subdivisions (b) and (c) of this Section, an estimate of the maximum ground level concentration of each air contaminant emitted and the effect of such emissions.

(e) A violation of any applicable emission standard resulting from start-up, shutdown, or malfunction conditions at a permitted or registered facility may not be subject to an enforcement action by the department and/or penalty if the department determines, in its sole discretion, that such a violation was unavoidable. The actions and recordkeeping and reporting requirements listed above must be adhered to in such circumstances.

Condition 10: Emission Unit Definition
Effective between the dates of 07/10/2012 and 07/09/2022

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 10.1(From Mod 2):

The facility is authorized to perform regulated processes under this permit for:

Emission Unit: E-BOILR

Emission Unit Description:

This unit includes the facility's twenty-seven exempt natural gas-fired boilers, each with rated heat inputs

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



less than 10 MMBtu/hr.

Item 10.2(From Mod 2):

The facility is authorized to perform regulated processes under this permit for:

Emission Unit: E-GENER

Emission Unit Description:

This emission unit includes the four emergency generators owned and operated by BMR-Landmark at Eastview LLC. Two of these sources are natural gas-fired emergency generators (rated at 300 kW and 40 kW) and the other two are diesel-fired emergency generators (rated at 380 kW and 400 kW). Each generator is limited to operating no more than 500 hours per year to retain its emergency status, as defined in 6 NYCRR Part 200.1(cq).

The four engines are located at the following buildings:

Natural Gas-Fired
300 kW - Bldg 765
40 kW - Bldg 769

Diesel-Fired
380 kW - Bldg 771
400 kW - Bldg 777

Item 10.3(From Mod 2):

The facility is authorized to perform regulated processes under this permit for:

Emission Unit: U-00735

Emission Unit Description:

10 MMBtu/hr, natural gas-fired boiler located in Building 735.

Building(s): 735

Item 10.4(From Mod 2):

The facility is authorized to perform regulated processes under this permit for:

Emission Unit: U-00745

Emission Unit Description:

10 MMBtu/hr, natural gas-fired boiler located in Building 745.

Building(s): 745

Item 10.5(From Mod 2):

The facility is authorized to perform regulated processes under this permit for:

Emission Unit: U-00769

Emission Unit Description:

This unit consists of three natural gas-fired boilers, each rated at 12 MMBtu/hr.

Building(s): 769

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



Condition 1-9: Renewal deadlines for state facility permits
Effective between the dates of 03/14/2016 and 07/09/2022

Applicable State Requirement:6 NYCRR 201-5.2 (c)

Item 1-9.1:

The owner or operator of a facility having an issued state facility permit shall submit a complete application at least 180 days, but not more than eighteen months, prior to the date of permit expiration for permit renewal purposes.

Condition 1-10: Compliance Demonstration
Effective between the dates of 03/14/2016 and 07/09/2022

Applicable State Requirement:6 NYCRR 201-5.3 (c)

Item 1-10.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 1-10.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Any reports or submissions required by this permit shall be submitted to the Regional Air Pollution Control Engineer (RAPCE) at the following address:

Division of Air Resources
NYS Dept. of Environmental Conservation
Region 3
21 South Putt Corners Rd.
New Paltz, NY 12561

Reporting Requirements: ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 1/30/2017.

Subsequent reports are due every 12 calendar month(s).

Condition 11: Visible Emissions Limited
Effective between the dates of 07/10/2012 and 07/09/2022

Applicable State Requirement:6 NYCRR 211.2

Item 11.1:

Except as permitted by a specific part of this Subchapter and for open fires for which a restricted burning permit has been issued, no person shall cause or allow any air contamination source to emit any material having an opacity equal to or greater than 20 percent (six minute average) except for one continuous six-minute period per hour of not more than 57 percent opacity.



**** Emission Unit Level ****

Condition 12: Emission Point Definition By Emission Unit
Effective between the dates of 07/10/2012 and 07/09/2022

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 12.1(From Mod 1):

The following emission points are included in this permit for the cited Emission Unit:

Emission Unit: U-00735

Emission Point: 735P1

Height (ft.): 50

Diameter (in.): 24

NYTMN (km.): 4548.

NYTME (km.): 598.9

Building: 735

Item 12.2(From Mod 1):

The following emission points are included in this permit for the cited Emission Unit:

Emission Unit: U-00745

Emission Point: 745P1

Height (ft.): 50

Diameter (in.): 24

NYTMN (km.): 4547.8

NYTME (km.): 598.9

Building: 745

Item 12.3(From Mod 1):

The following emission points are included in this permit for the cited Emission Unit:

Emission Unit: U-00769

Emission Point: 769P1

Height (ft.): 35

Diameter (in.): 24

NYTMN (km.): 4547.8

NYTME (km.): 598.9

Building: 769

Emission Point: 769P2

Height (ft.): 35

Diameter (in.): 24

NYTMN (km.): 4547.8

NYTME (km.): 598.9

Building: 769

Emission Point: 769P3

Height (ft.): 35

Diameter (in.): 24

NYTMN (km.): 4547.8

NYTME (km.): 598.9

Building: 769

Condition 13: Process Definition By Emission Unit
Effective between the dates of 07/10/2012 and 07/09/2022

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 13.1(From Mod 2):

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: E-BOILR

Process: XNG



Process Description:

Combustion of natural gas in the facility's exempt boilers.

Emission Source/Control: EBLRS - Combustion

Item 13.2(From Mod 2):

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: E-GENER

Process: EFO

Process Description:

Combustion of No. 2 fuel oil or diesel fuel in the facility's emergency generators.

Emission Source/Control: EGEN2 - Combustion

Design Capacity: 380 kilowatts

Emission Source/Control: EGEN4 - Combustion

Design Capacity: 400 kilowatts

Item 13.3(From Mod 2):

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: E-GENER

Process: ENG

Process Description:

Combustion of natural gas in the facility's emergency generators.

Emission Source/Control: EGEN1 - Combustion

Design Capacity: 300 kilowatts

Emission Source/Control: EGEN3 - Combustion

Design Capacity: 40 kilowatts

Item 13.4(From Mod 2):

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: U-00735

Process: NG1

Process Description:

Combustion of natural gas fired in the 10 mmBtu/hr boiler located in building 735 (Emission Source 735S1).

Emission Source/Control: 735S1 - Combustion

Design Capacity: 10 million BTUs per hour

Item 13.5(From Mod 2):

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: U-00745

New York State Department of Environmental Conservation

Permit ID: 3-5534-00075/00017

Facility DEC ID: 3553400075



Process: NG2

Process Description:

Combustion of natural gas fired in the 10 mmBtu/hr boiler located in building 745 (Emission Source 745S1).

Emission Source/Control: 745S1 - Combustion

Design Capacity: 10 million BTUs per hour

Item 13.6(From Mod 2):

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: U-00769

Process: NG4

Process Description:

Combustion of natural gas fired in the three boilers located in building 769 (Emission Sources 769S1, 769S2 and 769S3).

Emission Source/Control: 769S1 - Combustion

Design Capacity: 12 million BTUs per hour

Emission Source/Control: 769S2 - Combustion

Design Capacity: 12 million BTUs per hour

Emission Source/Control: 769S3 - Combustion

Design Capacity: 12 million BTUs per hour