

New York State Department of Environmental Conservation

Division of Environmental Remediation

Office of the Director, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • Fax: (518) 402-9020

Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

OCT 12 2010

Robert U. Blades, Jr.
Blades Holding Company, Inc
PO Box 12
Arkport, New York 14807

RE: Site Name: Allegany Bitumens Belmont Asphalt Plant
Site No.: C902019
Location of Site: 5392 State Route 19N, Belmont, NY, Allegany Co.

Dear Mr. Blades:

To complete your file, attached is a fully executed copy of the Brownfield Cleanup Agreement for the Allegany Bitumens Belmont Asphalt Plant.

Please note that the Project Attorney for your project has been changed to David Stever, Esq. If you have any further questions relating to this matter, please contact Mr. Stever at NYSDEC Region 9, Office of General Counsel, 270 Michigan Avenue, Buffalo, New York 14203, or by email at dfstever@gw.dec.state.ny.us

Sincerely,

Dale A. Desnoyers, Director
Division of Environmental Remediation

ec w/out att: William Murray

cc w/att: B. Conlon (E. Armater)
D. Stever



Blades Holding Co. Inc.

PO Box 12
Arkport, NY 14807

Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7011

October 8, 2010

Attn: Dale A. Desnoyers, Director

Re: Allegany Bitumens Belmont Asphalt Plant
Tax Map ID #171-1-60, Allegany County
Site No. C902019

Dear Mr. Desnoyers:

Included within are three signed copies of the Brownfield Site Cleanup Agreement (BCA) for the above described site per your request.

We request that all communication from the department regarding this project also be forwarded to:

Harter Secrest and Emory LLC
1600 Bausch & Lomb Place
Rochester, NY 14604-2711
Attn: Thomas Tuori, Esq.

Stantec Consulting
61 Commercial Street
Rochester, NY 14614
Attn: Michael Storonsky,
Managing Senior Associate

We also look forward to working with the Department on this project.

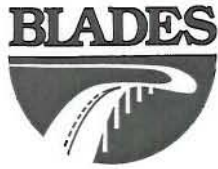
Sincerely yours,

Robert U. Blades Jr., P.E.

RUB/kro

CC: Thomas Tuori
Michael Storonsky
File





Blades Holding Company, Inc.
PO Box 12
Arkport, New York 14807

CORPORATE RESOLUTION

I, Lynn Whitney Blades, Secretary of Blades Holding Company, Inc., (formerly A. L. Blades and Sons, Inc.), a corporation organized under the laws of the State of New York do hereby certify that at a meeting of the Board of Directors of the said Corporation, held in accordance with its charter and by-laws on April 5, 2010, at which a quorum was at all times present and acting, the following resolution was duly adopted, that said resolution has not been amended, rescinded or revoked, and is in no way in conflict with any of the provisions of the charter or by laws of said Corporation.

Be it resolved that either, Robert U. Blades, Jr. acting in his role as President of said Corporation or Christopher L. Blades, acting in his role as Vice President of said Corporation are hereby granted full authority to settle, compromise, adjust and execute all agreements on behalf of this Corporation with respect to any and all claims, disputes, agreements and any other matters that involve Blades Holding Company, Inc.


Lynn Whitney Blades
Corporate Secretary

8 October 2010
Date

State of New York
County of Steuben

On this eighth day of October, 2010, before me personally came, Lynn Whitney Blades, to me known, who, being duly sworn, did depose and say that she is the Secretary of Blades Holding Company, Inc., the corporation described in and which executed this instrument; and that she signed the said instrument by authority of her office granted to her by the Board of Directors.


Notary Public

LAURIE A. SCIOTTI
Notary Public, State of New York
Qualified in Steuben County
No. 01SSC5062120
My Commission Expires June 24, 2014

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

In the Matter of a Remedial Program for

**BROWNFIELD SITE
CLEANUP AGREEMENT
Index No.: C902019-09-10**

Allegany Bitumens Belmont Asphalt Plant

DEC Site No.: C902019

Located at: 5392 State Route 19 N

Allegany County

Belmont, NY 14813

Hereinafter referred to as "Site"

by:

Blades Holding Co., Inc. (formerly A.L. Blades & Sons, Inc.)

P.O. Box 12, Arkport, NY 14807

Hereinafter referred to as "Applicant"

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

WHEREAS, the Applicant submitted an application received by the Department on June 1, 2010; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

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

I. Applicant Status

The Applicant, Blades Holding Co., Inc. (formerly A.L. Blades & Sons, Inc.), is participating in the BCP as a Participant as defined in ECL 27-1405(1)(a).

II. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 4.885 acres, a Map of which is attached as Exhibit "A", and is described as follows:

Tax Map/Parcel No.: 171-1-60

Street Number: 5392 State Route 19 N, Belmont

Owner: Blades Holding Co, Inc. (A.L. Blades & Sons, Inc.)

III. Payment of State Costs

Invoices shall be sent to Applicant at the following address:

Blades Holding Co., Inc. (formerly A.L. Blades & Sons, Inc.)
Attn: Robert U. Blades, Jr.
P.O. Box 12
Arkport, NY 14807
rublades@alblades.com

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 Agreement, Applicant shall pay to the Department the sum set forth on Exhibit "B", which shall represent reimbursement for past State Costs incurred prior to the effective date of this Agreement. Applicant 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 Agreement.

IV. Communications

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

1. Communication from Applicant shall be sent to:

William Murray
New York State Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2999
wpmurray@gw.dec.state.ny.us

Note: two hard copies (one unbound) of work plans and reports are required, as well as one electronic copy.

Steven Bates (electronic copy only)
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, NY 12180-2216
smb02@health.state.ny.us

Note: one bound copy of work plans and reports is required, as well as one electronic copy.

Jim Charles, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
Reg 9 DEC HQ
270 Michigan Avenue
Buffalo, NY
jdcharle@gw.dec.state.ny.us

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

Blades Holding Co., Inc. (formerly A.L. Blades & Sons, Inc.)

Attn: Robert U. Blades, Jr.

P.O. Box 12

Arkport, NY 14807

rublades@alblades.com

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

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

V. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

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

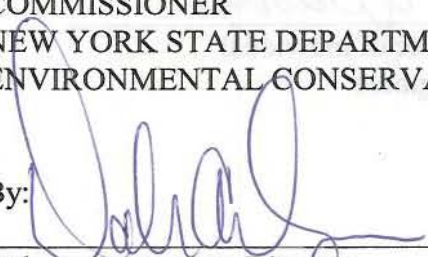
C. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED:

OCT 12 2010

ALEXANDER B. GRANNIS
COMMISSIONER
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:



Dale A. Desnoyers, Director
Division of Environmental Remediation

CONSENT BY APPLICANT

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

Blades Holding Co., Inc. (formerly A.L. Blades & Sons, Inc.)

By: Robert U. Blades, Jr.

Title: President

Date: 10/8/10

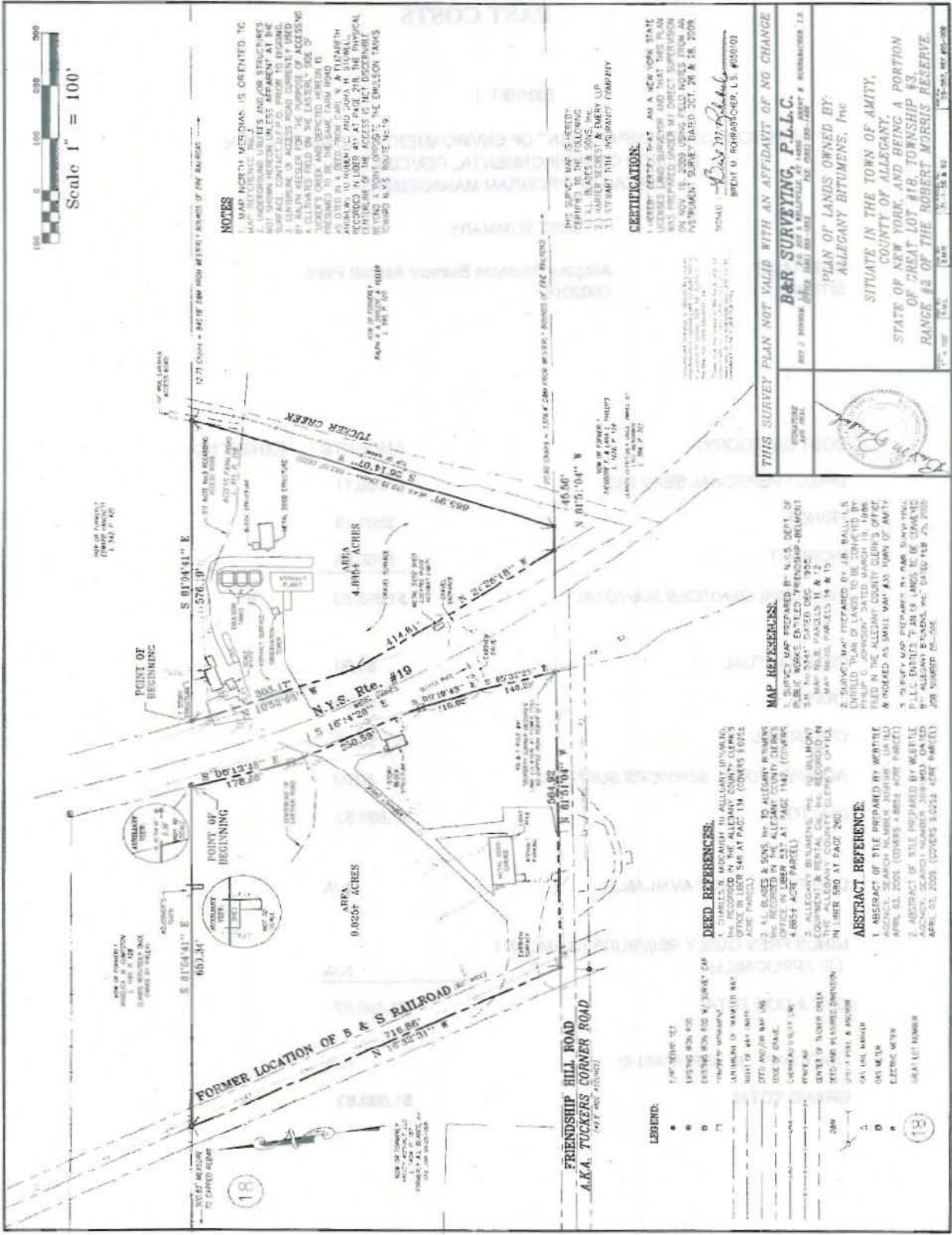
STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 8th day of October in the year 2010, before me, the undersigned, personally appeared Robert U. Blades, Jr., 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.

Laurie A. Sciotti
Signature and Office of individual
taking acknowledgment

LAURIE A. SCIOTTI
Notary Public, State of New York
Qualified in Steuben County
No. 01SSC5062120
My Commission Expires June 24, 2014

EXHIBIT A SITE MAP



NOTES

1. MAP NORTH MERIDIAN IS ORIENTED TO MAP REFERENCE NO. 3 AND/OR REFERENCE NO. 4.
2. SURFACE CONTACTED TO BE MADE AT THE CENTERLINE OF ACCESS ROAD CURRENTLY USED BY SALIN GLENN FOR THE PURPOSE OF ACCESSING TUCKER CREEK AND DETECTED HEREON IS PREVIOUS TO BE THE SAME FARM ROAD AS SHOWN IN A DEED FROM CARL W. WILKINSON TO JOHN W. WILKINSON, DATED NOVEMBER 14, 1930, THE CENTERLINE OF THE ACCESS IS NOT DESCRIBED BEYOND A POINT OPPOSITE THE EMULSON TANKS CORNER N.S. ROUTE NO. 19.

CERTIFICATION

I, BERTY BERRY, BEING AN ADEQUATELY LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION ON NOV. 10, 2009 USING FIELD NOTES FROM AN ADEQUATE SURVEY DATED OCT. 26 & 28, 2009.

Berty Berry
BERTY B. BERRY, L.S. #050101

THIS SURVEY PLAN NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

B&R SURVEYING, P.L.L.C.
1000 W. MAIN ST. SUITE 100
ALLEGANY COUNTY, PA 15510
TEL: 812-261-2200 FAX: 812-261-2201

PLAN OF LANDS OWNED BY:
ALLEGANY BITUMENS, Inc

SITUATE IN THE TOWN OF AMITY,
COUNTY OF ALLEGANY, A PORTION
OF GREAT LOT #18, TOWNSHIP #3,
RANGE #2 OF THE ROBERT MORRIS RESERVE.

SCALE: 1" = 100'
DATE: 11-10-09
JOB NO.: 09-008

DEED REFERENCES:

1. CHARLES B. MACDONALD TO ALLEGANY COUNTY, INC. RECORDED IN THE ALLEGANY COUNTY CLERK'S OFFICE IN LIBER 546 AT PAGE 114. (CONVEYS 1.0724 ACRES PARCEL)
2. J. B. BEES & SONS INC. TO ALLEGANY BITUMENS, INC. RECORDED IN THE ALLEGANY COUNTY CLERK'S OFFICE IN LIBER 537 AT PAGE 114. (CONVEYS 4.8854 ACRES PARCEL)
3. ALLEGANY BITUMENS, INC. TO BELMONT EQUIPMENT & RENTAL CO., INC. RECORDED IN THE ALLEGANY COUNTY CLERK'S OFFICE IN LIBER 590 AT PAGE 200

ABSTRACT REFERENCE:

1. ABSTRACT OF TITLE PREPARED BY WENTLE AGENCY. SEARCH NUMBER 349338. DATED APRIL 01, 2008. (CONVEYS 4 BEES ACRES PARCEL)
2. ABSTRACT OF TITLE PREPARED BY WENTLE AGENCY. SEARCH NUMBER 349338. DATED APRIL 01, 2009. (CONVEYS 1.0724 ACRES PARCEL)

MAP REFERENCES:

1. SURVEY MAP PREPARED BY N.S. 3011 OF PUBLIC WORKS DATED FRIENDSHIP-BELMONT T.M. NO. 3345 DATED DEC. 1924.
2. SURVEY MAP PREPARED BY J.R. BALLY, L.S. ENCLOSED PLAN OF LANDS TO BE CONVEYED BY PHILIP D. JOHNSON DATED MARCH 19, 1998 FILED IN THE ALLEGANY COUNTY CLERK'S OFFICE & INDEXED AS SMALL MAP AMY TOWN OF AMITY.
3. SURVEY MAP PREPARED BY N.S. 3011 OF PUBLIC WORKS DATED MARCH 19, 1998 FILED IN THE ALLEGANY COUNTY CLERK'S OFFICE & INDEXED AS SMALL MAP AMY TOWN OF AMITY.

- LEGEND:**
- 1" = 50' X 25'
 - EXISTING BORN END W/ 3/4" X 1/4" CAP
 - PROPERTY VERTICAL
 - BOUNDARY OF HAWKLER WAY
 - RIGHT OF WAY PATH
 - CTD AND/OR W/ W/ 1/4"
 - USE OF GRADE
 - CEMENTED UTILITY LINE
 - FENCE LINE
 - CENTER OF TUCKER CREEK
 - XED AND W/ 1/4" BOUNDARY
 - W/ 1/4" X 1/4" X 1/4"
 - ON THE BOUNDARY
 - ON W/ 1/4"
 - ELECTRIC W/ 1/4"
 - GREAT LOT NUMBER

EXHIBIT B

PAST COSTS

EXHIBIT I

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

COST SUMMARY

SITE NAME: Allegany Bitumens Belmont Asphalt Plant
SITE NO.: C902019

COST CATEGORY	AMOUNTS	EXHIBIT NO.
DIRECT PERSONAL SERVICES	\$1,036.11	
FRINGE	\$601.78	
INDIRECT	<u>\$360.94</u>	
<i>PERSONAL SERVICES SUBTOTAL</i>	<i>\$1,898.83</i>	II
CONTRACTUAL	\$0.00	
TRAVEL	\$0.00	
OTHER NPS	\$0.00	
<i>NON-PERSONAL SERVICES SUBTOTAL</i>	<i>\$0.00</i>	
DEC TOTAL	\$1,898.83	
DOH TOTAL (NOT AVAILABLE)	N/A	
MINUS PREVIOUSLY REIMBURSED AMOUNT (IF APPLICABLE)	<u>N/A</u>	
<i>DEC & DOH TOTAL</i>	<i>\$1,898.83</i>	
COST CAP (IF APPLICABLE)	N/A	
GRAND TOTAL	\$1,898.83	

PAST COST Con't

Page 1 of 1

EXHIBIT W

Cost Query - Ad Hoc

Criteria: Timespan Begin Date > 5/1/2010 And Timespan End Date < 7/7/2010; AVE Task Code - 5752.2

Costs Categories Incl'd: All

Cost Inc: Direct

Proj Type: Non Federal

Print

Pay Period	Pay Period Dates	Check Date	Cost Center	Variable Budget Year	Employee	This Description	Work Location	Description	Billable Hourly Rate	State Major	State Division	HOURS	CBST
05/01/10 - 05/31/10	05/01/10	05/01/10	5752.2	2010	XXXX, XXXX	XXXX	XXXX	XXXX	11.00	10000	10000	1.00	10000
06/01/10 - 06/30/10	06/01/10	06/01/10	5752.2	2010	XXXX, XXXX	XXXX	XXXX	XXXX	11.00	10000	10000	1.00	10000
07/01/10 - 07/31/10	07/01/10	07/01/10	5752.2	2010	XXXX, XXXX	XXXX	XXXX	XXXX	11.00	10000	10000	1.00	10000
Total 05/01/10 to 07/31/10												3.00	
Report Total												3.00	

Link to Employee: [http://www.state.ny.us/webhr/emp_query.asp](#)

8/10/2010

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE BROWNFIELD SITE CLEANUP AGREEMENTS

The parties to the Brownfield Site Cleanup Agreement (hereinafter "the BCA" or "the Agreement" or "this Agreement") agree to be bound by the following clauses which are hereby made a part of the BCA. The word "Applicant" herein refers to any party to the Agreement, other than the New York State Department of Environmental Conservation (herein after "Department").

I. Citizen Participation Plan

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

II. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Agreement shall be prepared and implemented in accordance with the requirements of ECL Article 27, Title 14, 6 NYCRR §§ 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents. The Work Plans shall be captioned as follows:

1. "Remedial Investigation Work Plan" if the Work Plan provides for the investigation of the nature and extent of contamination within the boundaries of the Site and emanating from such 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 and contamination that has emanated from such Site;

3. "IRM Work Plan" if the Work Plan provides for an interim remedial measure; or

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 II.A.1-4 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. The first proposed Work Plan to be submitted under this Agreement shall be submitted no later than thirty (30) days after the effective date of this Agreement. Thereafter, the Applicant shall submit such other and additional work plans as necessary.

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

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

4. During all field activities conducted under a Department-approved Work Plan, Applicant 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).

C. Submission of Final Reports

1. In accordance with the schedule contained in an approved Work Plan, Applicant 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, Applicant 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, Applicant 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 Agreement, and any other relevant information regarding the Site and make a determination as to whether the goals of the remedial program have been or will be achieved in accordance with established timeframes; if so, a written Certificate of Completion will be issued in accordance with 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, Applicant shall submit such additional Work Plans as it proposes to implement. Failure to submit any additional Work Plans within such period shall, unless other Work Plans are under review by the Department or being implemented by Applicant, result in the termination of this Agreement pursuant to Paragraph XII.

D. Review of Submittals other than Work Plans

1. The Department shall timely notify Applicant 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 Agreement.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall specify the reason for its disapproval and may request Applicant to modify or expand the submittal. Within fifteen (15) days after receiving written notice that Applicant's submittal has been disapproved, Applicant 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 XIII; or (iv) terminate this Agreement

pursuant to Paragraph XII. If Applicant submits a revised submittal and it is disapproved, the Department and Applicant may pursue whatever remedies may be available under this Agreement 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 Applicant 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, Applicant 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, Applicant 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 Agreement. If the Department determines following the close of the public comment period that modifications to the proposed Remedial Work Plan are needed, Applicant agrees to negotiate appropriate modifications to such Work Plan. If Applicant elects not to develop a Work Plan under this Subparagraph or if either party concludes that a mutually acceptable Work Plan under this Subparagraph cannot be negotiated, then this Agreement shall terminate in accordance with Subparagraph XII.

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, Applicant shall submit a written certification in accordance with 6 NYCRR §§ 375-1.8(h)(3) and 375-3.8(h)(2).

III. Enforcement

Except as provided in Paragraph V, this Agreement shall be enforceable as a contractual agreement under the laws of the State of New York. Applicant shall not suffer any penalty except as provided in Paragraph V, or be subject to any proceeding or action if it cannot comply with any requirement of this Agreement as a result of a Force Majeure Event as described at 6 NYCRR § 375-1.5(b)(4) provided Applicant complies with the requirements set forth therein.

IV. Entry upon Site

A. Applicant 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. Applicant 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 Agreement.

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

V. Payment of State Costs

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

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

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

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

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

E. If Applicant objects to any invoiced costs under this Agreement, 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 V.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 III or the Department may commence an enforcement action for non-compliance with ECL §27-1423 and ECL §71-4003.

VI. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Agreement, Applicant 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.

VII. Reservation of Rights

A. Except as provided in Subparagraph VII.B, Applicant reserves all rights and defenses under applicable law to contest, defend against, dispute, or disprove any action, proceeding, allegation, assertion, determination, or order of the Department, including any assertion of remedial liability by the Department against Applicant, and further reserves all rights including the rights to notice, to be heard, to appeal, and to any other due process respecting any action or proceeding by the Department, including the enforcement of this Agreement. The existence of this Agreement or Applicant's compliance with it shall not be construed as an admission of any liability, fault, wrongdoing, or violation of law by Applicant, and shall not give rise to any presumption of law or finding of fact which shall inure to the benefit of any third party.

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

VIII. Indemnification

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

IX. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in ECL §27-1425, which is proposed for the Site, in accordance with the provisions of 6 NYCRR § 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

X. Environmental Easement

A. Within thirty (30) days after the Department's approval of a Remedial Work Plan which relies upon one or more institutional and/or engineering controls, or within thirty (30) days after the Department's determination pursuant to Subparagraph II.E.2 that additional remediation is not needed based upon use restrictions, Applicant 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). Applicant 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. Applicant 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 Applicant 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 Agreement.

B. Applicant or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Agreement at such time as it can certify that the Site is protective of 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.

XI. Progress Reports

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

XII. Termination of Agreement

Applicant or the Department may terminate this Agreement consistent with the provisions of 6 NYCRR

§§ 375-3.5(b), (c), and (d) by providing written notification to the parties listed in Paragraph III of the Agreement.

XIII. Dispute Resolution

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

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

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

XIV. Miscellaneous

A. If the information provided and any certifications made by Applicant are not materially accurate and complete, this Agreement, except with respect to Applicant's obligations pursuant to Paragraphs V, VII.B, and VIII, shall be null and void ab initio fifteen (15) days after the Department's notification of such inaccuracy or incompleteness or fifteen (15) days after issuance of a final decision resolving a dispute pursuant to Paragraph XIII, whichever is later, unless Applicant submits information within that fifteen (15) day time period indicating that the information provided and the certifications made were materially accurate and complete. In the event this Agreement is rendered null and void, any Certificate of Completion and/or Liability Limitation that may have been issued or may have arisen under this Agreement shall also be null and void ab initio, and the Department shall reserve all rights that it may have under law.

B. By entering into this Agreement, Applicant agrees to comply with and be bound by the provisions of 6 NYCRR subparts 375-1, 375-3 and 375-6; the provisions of such subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Agreement to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Agreement.

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

D. 1. Applicant shall use "best efforts" to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Applicant's obligations under this Agreement, including all Department-approved Work Plans and the schedules contained therein. If, despite Applicant's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Applicant 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 Applicant 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 Applicant to modify the Work Plan pursuant to 6 NYCRR § 375-1.6(d)(3) to reflect changes necessitated by Applicant's inability to obtain such interest.

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

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

2. i. Except as set forth herein, if Applicant desires that any provision of this Agreement be changed, Applicant shall make timely written

application to the Commissioner with copies to the parties in Subparagraph III.A.1 of the Agreement.

ii. If Applicant 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 III.A.1 of the Agreement.

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

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

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

3. Notwithstanding the foregoing Subparagraphs XIV.G.1 and 2, if multiple parties sign this Agreement as Applicants but not all of the signing parties elect to implement a Work Plan, all Applicants are jointly and severally liable for each and every obligation under this Agreement through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Applicants electing to perform additional work shall be jointly and severally liable under this Agreement for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under

this Agreement relative to the activities set forth in such Work Plan(s). Further, only those Applicants electing to implement such additional Work Plan(s) shall be eligible to receive the Liability Limitation referenced in Paragraph VI.

4. Any change to parties pursuant to this Agreement, including successors and assigns through acquisition of title, is subject to approval by the Department, after submittal of an application acceptable to the Department.

H. Applicant 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).

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

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

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

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

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