



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

U.S. ENVIRONMENTAL
PROTECTION AGENCY-REGION 2
2010 APR 14 PM 3:41
REGIONAL HEARING
CLERK

Certified Mail, Return Receipt Requested

April 12, 2010

Andrew J. Perel, Esq.
Steptoe & Johnson, LLP
750 Seventh Avenue
New York, New York 10019

Re: Vornado Realty Trust
Docket No. CWA-02-2009-3317

Dear Andrew:

Enclosed please find a copy of the executed Consent Agreement and Final Order for the above referenced matter. I will file the original Consent Agreement and Final Order with the Regional Hearing Clerk tomorrow.

Please do not hesitate to contact at (212) 637-3235 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Diane".

Diane T. Gomes
Assistant Regional Counsel

enclosure

cc: Regional Hearing Clerk

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 2

U.S. ENVIRONMENTAL
PROTECTION AGENCY-REG. II
2010 APR 14 PM 3:41
REGIONAL HEARING
CLERK

IN THE MATTER OF:

Vornado Realty Trust
210 Route 4 East
Paramus, New Jersey 07652

Respondent

Proceeding pursuant to Section 309(g) of
the Clean Water Act, 33 U.S.C. §1319(g)

CONSENT AGREEMENT
AND
FINAL ORDER

DOCKET NO. CWA-02-2009-3317

CONSENT AGREEMENT AND ORDER

Complainant, the United States Environmental Protection Agency (“EPA”), having issued the Complaint herein on August 5, 2009, against Respondent Vornado Realty Trust (“Respondent”), and

Complainant and Respondent having agreed that settlement of this matter is in the public interest, and entry of this Consent Agreement and Final Order without further litigation is the most appropriate means of resolving this matter;

NOW, THEREFORE, before the taking of any testimony, upon the pleadings, without adjudication of any issue of fact or law, and upon consent and agreement of the Parties, it is hereby agreed, and ordered as follows:

I. PRELIMINARY STATEMENT

1. EPA initiated this proceeding for the assessment of a civil penalty, pursuant to Section 309 of the Clean Water Act, 33 U.S.C. §1319.
2. Respondent, at all times relevant to this administrative Complaint, owned and/or operated a construction site facility located at 1770-1778 East Gun Hill Road, Bronx, New York 10469 (the “facility”). Vornado Realty Trust is primarily involved in the clearing, grading and excavation activities at the facility. The total project acreage is approximately 7.4 acres of which the redevelopment project disturbs at least 1.5 acres. Storm water associated with construction activity from this facility is discharged via the facility’s storm drain system into the Hutchinson River, a navigable water of the United States pursuant to Section 502(7) of the Act, 33 U.S.C. §1362(7). The facility has been under construction since, at least, October 6, 2008.

3. The Complaint alleges that Respondent has not obtained permit coverage under a "SPDES General Permit for Stormwater Discharges from Construction Activity" (Permit No. GP-0-08-001) which is the duly issued NPDES permit for the State of New York.
4. EPA notified the State of New York regarding this action and offered an opportunity for the State to confer with EPA on the proposed penalty assessment, pursuant to 40 C.F.R. Part 22.
5. This action was public noticed. No public comment was received.
6. Respondent filed an Answer and requested a hearing in this matter. No hearing date has been set.
7. This Consent Agreement and Final Order shall apply to and be binding upon Respondent, its officers, directors, employees, successors and assigns, including, but not limited to, subsequent purchasers.
8. Respondent stipulates that EPA has jurisdiction over the subject matter alleged in the Complaint and that the Complaint states a claim upon which relief can be granted against Respondent. Respondent waives any defenses it might have as to jurisdiction and venue, and, without admitting or denying the factual or legal allegations contained in the Complaint, consents to the terms of this Consent Agreement and Final Order.
9. Respondent hereby waives its right to a judicial or administrative hearing or appeal on any issue of law or fact set forth in the Complaint.

II. TERMS OF SETTLEMENT

10. Pursuant to §309(g) of the Clean Water Act, 33 U.S.C. §1319(g), the nature of the violations and other relevant factors, EPA has determined that an appropriate civil penalty to settle this action is in the amount of **TWENTY-EIGHT THOUSAND (\$28,000.00) DOLLARS**.
11. For purposes of settlement, Respondent consents to the issuance of this Consent Agreement and consents to the payment of the civil penalty cited in the foregoing Paragraph.

II.A. Penalty

12. No later than forty-five (45) calendar days after the date of signature on the Final Order (at the end of this document), Respondent shall pay the penalty of **TWENTY-EIGHT THOUSAND (\$28,000.00) DOLLARS** by cashier's or certified check, payable to the "Treasurer of the United States of America", identified with a notation of the name and docket number of this case, set forth in the caption on the first page of this document. This check shall be mailed to:

U.S. Environmental Protection Agency
Fines and Penalties
Cincinnati Finance Center
P.O. Box 979077
St. Louis, MO 63197-9000

Respondent shall also send copies of these payments to each of the following:

Henry Mazzucca, P.E., Chief
Compliance Section
Water Compliance Branch
U.S. EPA, Region 2
290 Broadway, 20th Floor
New York, NY 10007

and

Regional Hearing Clerk
U.S. Environmental Protection Agency, Region 2
290 Broadway, 16th floor
New York, New York 10007-1866

Payment must be received at the above address no later than forty-five (45) calendar days after the date of signature of the Final Order (at the end of this document). The date by which payment must be received shall hereafter be referred to as the "due date".

- a. failure to pay the penalty in full according to the above provisions will result in a referral of this matter to the United States Department of Justice or the United States Department of the Treasury for collection;
- b. further, if the payment is not received on or before the due date, interest will be assessed at the annual rate established by the Secretary of Treasury pursuant to the Debt Collection Act, 31 U.S.C. §3717, on the overdue amount from the due date through the date of payment. In addition, a late payment handling charge of \$15.00 will be assessed for each 30 day period (or any portion thereof) following the due date in which the balance remains unpaid. A 6% per annum penalty also will be applied on any principal amount not paid within 90 days of the due date;
- c. in addition, pursuant to Section 309(g)(9) of the Clean Water Act, 33 U.S.C. §1319(g)(9), if payment is not received by the due date, a quarterly nonpayment penalty will be imposed for each calendar quarter during which such nonpayment persists. The quarterly nonpayment penalty is 20% of the aggregate amount of penalties and quarterly nonpayment penalties which are unpaid as of the beginning of such quarter;

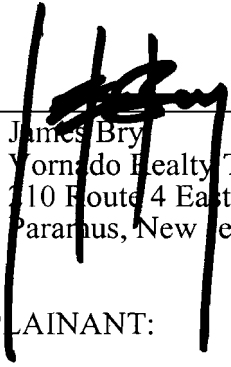
- d. Respondent also may be required to pay attorneys fees and costs for collection proceedings in connection with nonpayment.
- e. The penalty to be paid is a civil penalty assessed by the EPA and shall not be deductible from the Respondent's federal or state taxes.

II.B. General Provisions

1. The Respondent waives any right it may have pursuant to 40 C.F.R. §22.8 to be present during discussions with or to be served with and to reply to any memorandum or communication addressed to the Director or Regional Administrator where the purpose of such discussion, memorandum, or communication is to discuss a proposed settlement of this matter or to recommend that such official accept this Consent Agreement and issue the final accompanying Final Order.
2. Nothing in this agreement shall be construed as prohibiting, altering or in any way limiting the ability of EPA to seek any other remedies or sanctions available by virtue of Respondents violation of this agreement or of the statutes and regulations upon which this agreement is based, or for Respondent's violation of any applicable provision of law.
3. This Consent Agreement and Order shall not relieve Respondent of its obligation to comply with all applicable provisions of federal, state, or local law, nor shall it be construed to be a ruling on, or determination of, any issue related to any federal, state, or local permit, nor shall be construed to constitute EPA approval of the equipment or technology installed by Respondent, if any, in connection with the SEP undertaken pursuant to this Agreement.
4. This Consent Agreement and Order constitutes a settlement by EPA of all claims for civil penalties pursuant to the Clean Water Act for the violations alleged in the Complaint. Nothing in this Consent Agreement and Final Order is intended to no shall be construed in any way to resolve any criminal liability of the Respondent. Compliance with this Consent Agreement and Final Order shall not be a defense to any actions subsequently commenced pursuant to Federal laws and regulations administered by EPA, and it is the responsibility of Respondent to comply with such laws and regulations.
5. Each undersigned representative of the parties to this Consent Agreement certifies that he or she is fully authorized by the party represented to enter into the terms and conditions of this Consent Agreement and to execute and legally bind that party to it.
6. Each party shall bear its own costs and attorney's fees in connection with the action resolved by this Consent Agreement and Final Order.

RESPONDENT:

BY: _____

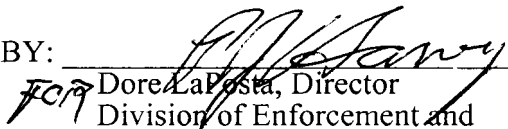

James Bry
Yornado Realty Trust
110 Route 4 East
Paramus, New Jersey 07652

DATE: _____

31 Mar 10

COMPLAINANT:

BY: _____

FCR

Dore LaPosta, Director
Division of Enforcement and
Compliance Assistance
U.S. EPA, Region 2
290 Broadway, 21st Floor
New York, NY 10007-1866


DATE: _____

04/07/10

III. FINAL ORDER

The Regional Judicial officer of the U.S. Environmental Protection Agency Region 2, ratifies the foregoing Consent Agreement. The Agreement entered into by the parties is hereby approved, incorporated herein, and issued as an Order. The effective date of this Order shall be the date of filing with the Regional Hearing Clerk, U.S. EPA Region 2, New York, New York.

DATE: April 12, 2010



Helen S. Ferrara
Regional Judicial Officer
U.S. EPA, Region 2
290 Broadway - Room 1626
New York, NY 10007-1866

**UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 2**

**In The Matter of
Vornado Realty Trust
210 Route 4 East
Paramus, New Jersey 07652**

DOCKET NO. CWA-02-2009-3317

Respondent.

Proceeding pursuant to Section 309(g) of the
Clean Water Act, 33 U.S.C. § 1319(g)

CERTIFICATE OF SERVICE

I certify that, on the date noted below, I served the foregoing fully executed Consent Agreement and Final Order, bearing the above-referenced docket number, in the following manner.

Copy by Certified Mail Andrew J. Perel, Esq.
Return Receipt Requested: Steptoe & Johnson, LLP
750 Seventh Avenue
New York, New York 10019

Original and One Copy Regional Hearing Clerk
By Hand: U.S. Environmental Protection Agency
290 Broadway, 16th floor
New York, New York 10007-1866

Copy By Hand: Helen S. Ferrara
Regional Judicial Officer
U.S. Environmental Protection Agency – Region 2
290 Broadway, 16th floor
New York, New York 10007-1866

Date: APR 13 2010



Ana Madera, Secretary