



Dissolution Authority

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MEMORANDUM

TO: South Meadows Transition Committee
FROM: William P. Beccaro, Committee Chairperson
DATE: November 17, 2023
RE: Notice of Regular Meeting

There will be a **regular meeting** of the **South Meadows Transition Committee** of the MIRA Dissolution Authority's Board of Directors on **Wednesday, November 29, 2023 at 11:00 a.m. in the Board Room at 300 Maxim Road, Hartford, CT. Members of the public may also attend the meeting telephonically by calling (929) 205-6099, entering Meeting ID: 858 1861 1943 and Passcode: 661934# when prompted. (NOTE - there is very limited physical space in the Board Room - consequently, virtual public attendance is encouraged).** The meeting is scheduled to conclude at 12:30 p.m. The purpose of this meeting will be:

1. Call to Order; Chair's Welcome
2. Public Comment (3 minutes per speaker)
3. Approval of Minutes of the November 1, 2023 Regular Committee Meeting (*Attachment 1*).
4. Discussion of Second Full Draft Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study (*Attachment 2*).
 - a. Red-Line Copy of Second Full Draft RFP (*Attachment 2(a)*)
 - b. Clean Copy of Second Full Draft RFP (*Attachment 2(b)*)
5. Such other items that may properly come before the Committee.

Cc: Bert Hunter
Mark Daley
Christopher Shepard
Raymond Frigon (CT-DEEP)
Claire Quinn (CT-DEEP)
Jade Barber (CT-DEEP)
Carl Stopper (TRC)

Attachment 1

South Meadows Transition Committee
November 1, 2023
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on November 1, 2023. Present either in-person or via video or audio conferencing were:

Directors Present: William Beccaro (Committee Chairman)
Bert Hunter
John Fonfara
Matthew Dayton
Rachel Taylor
David Steuber
Joseph DeNicola

Members Present: William DiBella
Frank Dellaripa
Sarah McCoy
Thomas Swarr

MIRA Staff Present: Mark Daley, President and CFO
Roger Guzowski, Supply Chain Manager
Christopher Shepard, Environmental Compliance Manager
Cheryl Kaminsky, Comptroller
Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Jade Barber
Claire Quinn

TRC Environmental Corp. Staff Present: Carl Stopper

Others Present: Judy Allen
James Desantos, CGB
(860) 241-7700 (call-in via Zoom)
(860) 573-5203 (call-in via Zoom)

This meeting was recorded via ZOOM conferencing and is posted on the Authority's website at:
<https://www.ctmira.org/mira-dissolution-authority-south-meadows-transition-committee>

1. Call to Order; Chair’s Welcome

Committee Chairman Beccaro called the meeting to order at 11:03 a.m.

2. Public Comment (3 minutes per speaker)

Committee Chairman Beccaro invited members of the public to address the Committee. There were no public comments, and Chairman Beccaro proceeded with the next agenda item.

3. Approval of Minutes of the October 11, 2023 Regular Committee Meeting

Chairperson Beccaro requested a motion to approve the minutes of the October 11, 2023 Regular Committee Meeting. The motion was made by Director Dayton and seconded by Director Fonfara. The motion was approved unanimously as indicated below:

Director	Raised	Second	Aye	Nay	Abstain
Chairperson Beccaro			X		
Bert Hunter			X		
Matthew Dayton			X		
Rachel Taylor			X		
John Fonfara		X	X		
Dave Steuber	X		X		

4. Discussion of Full Draft Request for Proposals to Conduct the South Meadows Redevelopment Considerations Study

Mr. Daley referred to the “red-line” version of the updated draft RFP background and scope, and noted that the following primary updates have been made based on the discussions during the October 11, 2023 meeting of this Committee: the background information has been trimmed down; comments from Frank Dellaripa/Greater Hartford Flood Commission have been incorporated as a separate element of the scope of work; and language has been added to clarify that the goal of this study is not to identify the future use of the property – it is to assess immediate environmental needs and requirements for alternative future uses that may be identified.

Director Fonfara and Director Beccaro asked about property owner responsibilities and liabilities associated with the flood control dike. Mr. Daley noted that the study documents that will result from the RFP will provide a road map for the responsibilities of each party (i.e., the Authority, the Greater Hartford Flood Commission, the Army Corps of Engineers) through the dissolution of the MIRA Dissolution Authority and after DAS succeeds the Authority as the property owner.

Member Swarr raised questions regarding the number of redevelopment options being considered, noting that there are only two remediation standards: residential and

industrial/commercial. Director Taylor and Mr. Daley noted that evaluation of utilizing the existing buildings or demolishing the existing buildings during the property redevelopment also add a couple of layers to the redevelopment options. Member Swarr also expressed concern about evaluating a conceptual future use for waste management, stating that Hartford does not want this site to be used for waste management in the future. Director Beccaro stated that we should not limit the study to exclude potential future uses for waste management, and Director Taylor noted that there will be community outreach and public participation in the study.

Director Dayton stated that he envisioned the study as being a starting point for the redevelopment, and that there is no expectation of a redevelopment plan with drawings being drafted by those conducting the study. Mr. Daley noted that the draft revised RFP scope states in bold, capitalized type that “the Authority does not seek a recommended redevelopment option for the South Meadows site as a result of this RFP and study.”

There was also discussion regarding potential subdivision of the site for redevelopment, and it was generally agreed that the study should not limit redevelopment options to the site as a whole. Director Taylor and Director Beccaro suggested that it may be better to remove the draft bullet point regarding a potential “subdivision plan” and make it a sub-bullet under each of the other redevelopment concepts (i.e., is there a portion of the site that makes sense for residential redevelopment? Is there a portion of the site that makes sense for industrial/commercial redevelopment?). It was noted that the speed, cost and ease of redevelopment will likely vary across different segments of the property.

Director Fonfara stated that this property is owned by the State, and that the State should not be agnostic to the ultimate redevelopment that occurs. He stated that the study should determine costs to get to the highest and best use, presumed to be residential, and present those costs with “no however’s” for consideration by future decision-makers.

Director Steuber asked if the consultant performing the study was going to be conducting additional soil testing as part of the scope, noting that there was additional contamination discovered by Eversource in 2018/2019, after it was believed that all on-site contamination was known. Mr. Daley stated that additional soil testing is not expected as part of this study, but that the consultant will be expected to review all known site conditions and identify any “data gaps” where additional data would need to be generated in order to inform each proposed redevelopment concept. Mr. Shepard noted that the investigation that has been completed to date has been guided by the CT-DEEP’s Site Characterization Guidance Document, but that changes in the site’s use could trigger the need for additional site characterization and remediation to meet that

new use. The current, revised draft version of the RFP calls for the consultant to identify any such data gaps, and also to draft a plan to address any such data gaps. Ms. Catino noted that the site environmental investigation that has been completed goes back to the site's development as a coal-fired power plant; the investigation was not limited to just those years that the plant was owned and operated by CRRRA/MIRA. Director Steuber requested that some additional details be added to the RFP scope regarding data gaps, such as a discussion of examples, to better inform the potential proposers and the public who may review the RFP.

Member DiBella and Member Dellaripa asked if the Authority has had any involvement with planning of Eversource's upcoming underground transmission line replacement project that will include work at the South Meadow Station site. Mr. Shepard said that he is not aware of the transmission line replacement project, and Member Dellaripa said that he will forward to Mr. Shepard and Mr. Daley a presentation that he received from his contact at Eversource regarding the project. Mr. Shepard noted that Eversource is listed in the draft RFP as a stakeholder in the study, and that Eversource will therefore be consulted by the consultant that completes this study.

Director Beccaro noted that this meeting is scheduled to end soon, and he requested that the meeting participants identify the action items to be completed in order to get the next/last iteration of the RFP drafted for presentation to the full Board. Director Hunter asked if a timeline for completion of the study and its presentation has been established, noting that it may be appropriate to try to align it with the 2025 CT Legislative session for potential presentations to the relevant Legislative committees. Director Hunter also asked that we consider attaching the proposed Contract to the RFP, and that we consider shortening the period to sign the contract after award from 90 days to something shorter, like 45 days. Director Beccaro agreed that these three points should be incorporated, noting that the 2025 legislative session would begin the first Wednesday after the first Monday in January, so a January 1, 2025 target date should be considered. Director Hunter indicated that we should not constrain ourselves prematurely with an artificial timeline, to which Director Beccaro suggested that a March/April timeframe would probably realistically be the latest submission date if any Legislative action was going to be requested. Director Steuber noted that there is no legislatively-mandated deadline. Mr. Daley noted that proposers are supposed to provide their project schedule and approach as part of their response to the RFP, and that the Authority will include that schedule as part of the proposal evaluation criteria.

Director Beccaro suggested that the RFP should also include some benchmarking or project updating provisions, and Director Taylor agreed that timelines and progress reports should be part of the project. Director Hunter noted that we may be guided by the responses to the RFP in terms of negotiating the final timeline for the study report.

Director Fonfara affirmed that this study is the most important task to be undertaken, and that we should ask proposers to provide their proposed timelines with an explanation of “why;” and the details of each proposer’s response will aide in our evaluation of the proposals.

Director Steuber asked if we have reviewed other, similar RFPs in developing this RFP. Mr. Daley noted that there is flexibility in the consultants’ responses to the RFP, and that we also request proposers to cite examples of similar projects that they have completed. Mr. Daley also noted that the Brainard Airport RFP is the only similar RFP that we have reviewed.

In response to Director Hunter’s earlier inquiry, Mr. Daley confirmed that a copy of the Authority’s engineering services agreement template has been provided to Ann Catino (General Counsel) as a starting point for consideration and modification, if necessary, to include as the Agreement template in this RFP when it is published.

Mr. Daley also noted that we may need to start looking to the Authority’s South Meadows Transition Reserve account to start funding some of the work going forward on this RFP and the study.

Mr. Daley also suggested that this Committee may want to discuss the “advertising plan” for this RFP to ensure that the best available consultants are aware of the RFP. Mr. Daley noted that the Authority intends to publish notice of the RFP on the DAS web-site; directly email the RFP notice to consultants that we are aware of; and publish the notice in trade publication(s). Mr. Daley noted that this draft RFP has been developed in the context of the overall dissolution process, which presents a huge opportunity to the consultant community in general. Mr. Daley said that the “advertising plan” would be brought before this Committee for discussion before the RFP is issued.

5. Other Items Brought Before Committee

Committee Chairman Beccaro inquired if there were additional items to be brought before the Committee. There were none.

6. Adjournment

Director Beccaro requested a motion to adjourn, and the meeting was adjourned at 12:30 pm.

Attachment 2

Attachment 2(a)

Red-Line Copy of Second Full Draft RFP

REQUEST FOR PROPOSALS
To Conduct
THE SOUTH MEADOWS REDEVELOPMENT
CONSIDERATIONS STUDY

**(SITE OF THE SHUTTERED MIRA RESOURCE RECOVERY FACILITY AND
JET TURBINE FACILITY)**

(RFP Number [REDACTED])

MIRA Dissolution Authority
300 Maxim Road
Hartford, Connecticut 06114

**NOTE – ADDITIONAL REDLINE CHANGES TO 2ND DRAFT RFP DISTRIBUTED TO
THE BOARD ON 11/8/2023 ARE HIGHLIGHTED**

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I. Request for Proposals:

A. Background and Scope

The MIRA Dissolution Authority (“the Authority”) is the owner of the approximate 80 acre site of the now shuttered MIRA Resource Recovery Facility and Jet Turbine Facility located in the South Meadows section of Hartford, CT and more specifically identified as 300 Maxim Road and 100 Reserve Road in Hartford (the “South Meadows Site” or “Site”). A general layout of the South Meadows Site is provided in Attachment A.

The MIRA Resource Recovery Facility was shut down due to its age, serviceability and reliability following unsuccessful efforts at its redevelopment. The Resource Recovery Facility stopped receiving, processing and combusting waste in July 2022. Since then, the facility has been broom cleaned, equipment oils, fuels and lubricants have been properly removed, explosive blast cleaning of the boilers was performed and bag house filter bags have been removed. The Jet Turbine Facility also located at the Site was then shut down effective May 31, 2023. The Authority’s corporate offices are now located at the Site.

The Authority seeks proposals from lead consultant and environmental engineers, including subject matter experts as required, to conduct a study that will result in a report (known herein as the “Report of the South Meadows Redevelopment Considerations Study”) to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site and to assist the Authority in engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site.

The Authority was created by the State of Connecticut effective July 1, 2023 with passage of Public Act 23-170. The Authority replaces the Materials Innovation and Recycling Authority (MIRA) and was established largely in response to the shutdown of MIRA’s Resource Recovery Facility in Hartford. The Authority has effectively assumed control over all of MIRA’s assets, underlying statutory duties, authorities and capabilities, and it continues MIRA’s ongoing waste transfer operations until acceptable alternatives become available, but it has also been charged with additional activities related to MIRA’s dissolution.

In addition to being charged with undertaking the South Meadows Redevelopment Considerations Study contemplated herein, the Authority will further wind down MIRA’s operations and activities in an orderly and responsible manner which may include the marketing and sale of its surplus property and facilities. Upon conclusion of the dissolution process, currently anticipated as early as July 1, 2025, but not later than July 1, 2026, any remaining rights, real or personal property of the Authority will pass to and vest in the State of Connecticut including, but not limited to, the South Meadows Site. It is expected that the ***Report of the South Meadows Redevelopment Considerations Study*** to be produced by the successful Proposer to this RFP will play a key role in guiding future redevelopment of the Site as the MIRA dissolution process evolves. Additional information on the Authority’s creation and the MIRA dissolution process can be found at <https://www.ctmira.org/>.

Summary Scope of Work

The successful Lead Proposer and any Subject Matter Experts (“Proposer”) will be expected to undertake all work necessary to answer the Authority’s charge to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site. The Authority recognizes that such environmental needs and knowledge will vary dependent on the nature of the redevelopment ultimately to occur. Accordingly, the *Report of the South Meadows Redevelopment Considerations Study* is expected to document existing environmental conditions, frame alternative unconstrained redevelopment concepts, and document the immediate environmental needs and knowledge associated with those alternative concepts.

Existing Environmental Conditions

The South Meadows Site is an “Establishment” under Connecticut’s “Transfer Act” which stems from its original development and operation as a coal fired electric plant in the 1920s. It was converted to petroleum fuels by the 1940s and then to its Resource Recovery operation in the early 1980s. The site was purchased by the then “Connecticut Resources Recovery Authority” in 2001 which triggered the requirement to investigate and remediate prior environmental contamination. There were 44 areas of concern identified through thousands of soil samples taken, and the **site-Site** went through 12 years of active remediation work including removal of 60,000 tons of impacted soil, pumping and treatment of ground water, installation of engineered controls, imposition of deed restrictions and environmental land use restrictions. A Verification Report (that the required remediation was complete) was initially submitted to the **Connecticut Department of Energy and Environmental Protection (CT DEEP)** on June 26, 2018. However, additional contaminants were discovered in January 2019 causing rejection of the Verification Report. The necessary additional remediation activities are presently underway. This work is expected to be completed in the fall of 2023 at which time the Verification Report will be updated and resubmitted. An extensive volume of information is publicly available as a result of these efforts including but not limited to the environmental site assessments, remediation activities and reports, Environmental Land Use Restrictions (**ELURs**) and Verification Report as listed on Attachment B.

In addition to the steps already taken to properly shut down the Resource Recovery Facility, a formal “Closure Plan” is required by regulation to be submitted to **the Department of Energy and Environmental Protection CT DEEP** for its approval and then implemented. MIRA submitted its formal Closure Plan **to the Department of Energy and Environmental Protection CT DEEP** in May 2022. The major elements of work primarily represented additional removal of commercial chemical products, draining and sealing of tanks and vessels, more extensive cleaning of equipment and building surfaces and storm water drainage systems, sealing floor drains, cleaning the coal pond, cleaning and dismantling the duct work that joins the waste processing and power block components of the facility, sealing the cooling and service water intakes and discharges and removing lamps, batteries and smoke detectors. The work was estimated and funded at \$3.3 million. Comments on the Closure Plan were received from **CT DEEP** on October 14, 2022, which MIRA responded to on January 5, 2023. As part of its reply, MIRA agreed to additional work involving non accessible storm drain and floor drain systems, removal of coal, coordination with the US Army Corps, Greater Hartford Flood Commission, City of Hartford and **CT DEEP**,

oversight by an independent engineer, and removal of caulking containing PCBs from the former NU Admin Building. Approval of the Closure Plan is pending. Copies of the Closure Plan and subsequent correspondences are included as Attachment C.

The Authority has engaged TRC Environmental Corporation over an extended period as the Certifying Party for the Site remediation under Connecticut's Transfer Act (TRC executed a Form III for the Site under Connecticut's Transfer Act as the Certifying Party). **TRC's role excludes the redevelopment of the Site and is limited to pre-existing (prior to December 2000) environmental conditions and other exclusions, and remediation to commercial/industrial standards based on the then-current site use and configuration of structures. The remediation that has been performed to date includes a number of environmental use restrictions (EURs) which will be included in the document review associated with this RFP.** The Authority has separately engaged TRC for purposes of preparing the Closure Plan for the **now shuttered MIRA Hartford Resource Recovery Facility**. The Authority continues to retain TRC under an "On Call" contract and will make copies of its publicly-available work products readily available to the successful Proposer. Some documents are available in hard-copy form only, while others are available in electronic (PDF) form. TRC is not prohibited from proposing **as a Proposer or Subject Matter Expert** under this RFP. **During the term of the RFP process, Proposers are otherwise prohibited from contacting TRC with any questions regarding this RFP or Site environmental conditions. Proposers should refer to Attachment B for publicly available environmental information.**

The selected Proposer will be expected to review and compile existing information and analyses available through the Verification Report, Closure Plan and other sources as necessary in order to document environmental remediation work completed and planned and how such work impacts upon the immediate environmental needs and knowledge necessary for future alternative development concepts. The selected Proposer will further assess the impact of an unapproved Verification Report and / or unapproved Closure Plan upon the South Meadows Redevelopment Considerations Study (if applicable).

Conceptual Site Considerations

The selected Proposer will be expected to review and document existing conditions on the Site that may impact redevelopment and assist in formulating alternative high level unconstrained development concepts to be assessed. This is expected to include:

- Review and documentation of existing Site infrastructure including Site boundaries, buildings, utilities and other structures historically supporting the Site's energy generation and waste management uses.
- Survey of all buildings for "Hazardous Building Materials" (HBMs – asbestos, lead-based paint, PCBs) **in accordance with all applicable Federal, State and Local rules, regulations, and guidance.**
 - Inspection of all buildings to inventory potential HBMs (types, locations, estimated quantities)
 - Sampling of potential HBMs to confirm status
 - Estimate the costs to abate all HBMs for building renovation or demolition
 - Estimate the costs to demolish all buildings following HBM abatement

- Review and document the roles and responsibilities of the Army Corps of Engineers, Greater Hartford Flood Commission and Property Owner in the ongoing inspection, maintenance and operation of the Site's Flood Protection System including dike penetrations being dealt with in the Closure Plan, other legacy penetrations associated with prior Site uses, and other Site infrastructure encroachments on the Flood Protection System. The selected Proposer will specifically address the following in this context:
 - Review letter dated May 10, 2022, including its associated Appendices A through D, from the Greater Hartford Flood Commission (GHFC) to the Materials Innovation and Recycling Authority RE: Hartford Flood Protection System - Emergency Action Planning.
 - Produce an Operation, Inspection and Maintenance Plan for existing Flood Protection System penetrations and encroachments, outlining obligations of the Property Owner and estimated costs to meet those obligations prior to proper penetration/encroachment abandonment/removal. Plan should include but not be limited to a detailed inventory of penetrations/encroachments, including structures attached to, or in close proximity to Flood Protection System including river-side structures, land side structures, and structures above Flood Protection; a detailed plan for inspection and maintenance, and estimated recurring costs to comply with Plan.
 - Develop an Emergency Preparedness Plan (EPP) for the current and future Property Owner in consultation with the GHFC and the Authority. The EPP will outline the responsibilities for operation and emergency preparedness planning for the portions of the Site infrastructure that directly impact the Flood Protection System. The EPP will be provided to the GHFC for incorporation into the GHFC's Emergency Action Plan.
 - Produce a report on proper abandonment/removal requirements (per GHFC, US Army Corps of Engineers, and CT DEEP Dam Safety) for each penetration/encroachment of the Flood Protection System. This report should include but may not be limited to types of permits required and estimated cost of permitting for such work, a description of work required to achieve proper abandonment/removal of each penetration/encroachment along with an estimate of costs to properly abandon/remove each penetration/encroachment.

- Review and document additional Site considerations including:
 - Eversource easements and neighboring infrastructure
 - Flood control system
 - Other easements
 - Zoning
 - Proximity to Brainard Airport
 - Proximity to Connecticut River
 - Wetlands and Site drainage considerations
 - Potential for mixed uses ~~and subdivision~~ of alternate portions of the Site

High Level Unconstrained Development Alternatives

The selected Proposer will be expected to document and present the Existing Environmental Conditions and Conceptual Site Considerations, including the redevelopment challenges posed by each, to a Study Working Group established by the Authority for the purpose of formulating up to four high level unconstrained conceptual development alternatives to be assessed. As part of the process of engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site, It is expected that such alternatives will ~~also take into consideration~~ consider the current or future infrastructure needs of the community, and any potential to leverage existing Site infrastructure and the direct, indirect, quantitative and qualitative economic impacts to the state and to the region surrounding the Site. It is further expected that such alternatives will include developments falling within the Commercial / Industrial Standard as well as the Residential Standard as defined in the CT DEEP Remediation Standard Regulations. ~~Such alternatives are expected to consider direct, indirect, quantitative and qualitative economic impacts to the state and to the region surrounding the property.~~ High level conceptual development alternatives are to be developed in narrative form only to the level of detail necessary to answer the Authority's charge to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site and to assist the Authority in engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site. If a Proposer believes four high level conceptual development alternatives formulated with these considerations are not adequate, or necessary, to answer the Authority's charge, it should state the reasons therefore and recommend an alternative approach. **THE AUTHORITY DOES NOT SEEK A RECOMMENDED REDEVELOPMENT OPTION, LAYOUT PLAN OR DRAWING FOR THE SOUTH MEADOWS SITE AS A RESULT OF THIS RFP AND STUDY.** The Authority further does not desire to limit conceptual development alternatives on the basis of a traditional "highest and best use" analysis.

Environmental Needs and Knowledge Necessary for Each Redevelopment Alternative

The specific remediation standards to be met for each conceptual Site redevelopment alternative will be fully documented and assessed (federal, state, local and all other permits, approvals, statutes and regulations) including the timeline and cost for all permitting and remediation activities.

Additional Site work associated with each conceptual Site development alternative will also be quantified at a high level as necessary for future decision making purposes including the cost and timeline for each. Additional Site work may include, but not necessarily be limited to, demolition of structures, and environmental investigation to evaluate potential data gaps resulting from proposed changes in Site use, as described below:

- For Industrial/Commercial Activities (as defined in the CT-DEEP's Remediation Standard Regulations to mean any activity related to the commercial production, distribution, manufacture or sale of goods, services, or any other activity which is not a residential activity) specify the future disposition of all Site infrastructure.
 - Maintaining all or some structures
 - Removing all structures
 - Utilizing Environmental Use Restrictions (EURs)

o Remediation to Release EURs

- o Identify any data gaps and prepare a draft plan to address sameIdentify any environmental knowledge data gaps that may result from removing permanent structures and /or engineered controls, such as, but not limited to:
 - lack of environmental sampling data beneath structural foundations
 - evaluation of soil that is currently “environmentally-isolated” in comparison to pollutant mobility criteria from the Remediation Standard Regulations
- o Prepare a draft plan with cost estimate to address identified environmental knowledge data gaps
- o Evaluate the advantages of dedicating a portion(s) of the Site to this redevelopment alternate

- For Residential Activities (as defined in the CT-DEEP’s Remediation Standard Regulations to mean a place intended for people to live, including, but not limited to, a residence, dwelling, house, apartment, condominium, nursing home, or dormitory; a pre-school, primary school, secondary school, day care center, playground, or outdoor recreational area; or a hospital, solely for the purposes of compliance with volatilization criteria) specify the future disposition of all Site infrastructure.

- o Maintaining all or some structures
- o Removing all structures
- o Utilizing Environmental Use Restrictions (EURs)
- o Remediation to Release all EURs
- o Identify any data gaps and prepare a draft plan to address sameIdentify any environmental knowledge data gaps associated with changing the Site’s use and applicable remediation standards from Industrial/Commercial Activities to Residential Activities, such as, but not limited to:
 - degree and extent of pollutant concentrations in soil to meet Residential standards from the Remediation Standard Regulations
 - lack of environmental sampling data beneath structural foundations
 - evaluation of soil that is currently “environmentally-isolated” in comparison to pollutant mobility criteria from the Remediation Standard Regulations
- o Prepare a draft plan with cost estimate to address identified environmental knowledge data gaps
- o Evaluate the advantages of dedicating a portion(s) of the Site to this redevelopment alternate

- Currently-Permitted Use (waste management and/or recycling facility) specify the future disposition of all Site infrastructure.

- o Maintaining some or all structures
- o Removing all structures
- o Identify any data gaps and prepare a draft plan to address sameIdentify any environmental knowledge data gaps that may result from removing permanent structures and /or engineered controls
- o Prepare a draft plan to address identified environmental knowledge data gaps

- Evaluate the advantages of dedicating a portion(s) of the Site to this redevelopment alternate
- ~~If applicable, a subdivision plan that could be implemented for mixed use development, and/or to speed redevelopment of the Site as a whole.~~

Study Conduct & Deliverables

The selected Proposer will be expected to perform and manage the work of both the Proposer and any of its proposed ~~sub-consultants~~Subject Matter Experts, coordinating between the Authority and various stakeholders including the CT Department of Energy and Environmental Protection (DEEP), the City of Hartford, the Greater Hartford Flood Commission, Eversource, and the Capital Region Development Authority (CRDA) and enabling the preparation of interim and final reports and findings for the Authority. Key project management activities will include:

- Implementing a community outreach strategy to include the conduct of public meetings informing the community on the goals and process of the study. These meetings will also allow for public input into the strategic analysis.
- Maintaining a detailed work plan with specific dates for interim milestones
- Updating the Authority regularly on project progress and completion of interim milestones
- Presenting interim milestone reports to the Study Working Group for purposes of establishing alternative conceptual developments.
- Presenting milestone and final reports and findings to the Authority, Study Working Group and City and State officials.

Deliverables for this project will consist of the following milestone reports and the Report of the South Meadows Redevelopment Considerations Study:

Milestone Reports

The selected Proposer will develop each milestone report for submission to the Authority, and will also provide a presentation of each milestone report at the next regularly-scheduled meeting of the Authority's South Meadows Transition Committee. The selected Proposer will then consider feedback from the Authority, and finalize each milestone report within 30 days after its presentation to the South Meadows Transition Committee. The anticipated milestone reports include the following:

1. Plan for engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future redevelopment of the Site;
2. Report documenting Existing Environmental Conditions and Conceptual Site Considerations used in formulating High Level Unconstrained Development Alternatives to be assessed;
3. Dedicated report of the "Hazardous Building Materials" (HBMs) survey of all on-site buildings;
4. Dedicated Operation, Inspection and Maintenance Plan for the existing penetrations of and encroachments by Site infrastructure on the Flood Protection System;

5. Dedicated Emergency Preparedness Plan (EPP) that outlines the Property Owner's responsibilities for operation and emergency preparedness planning for the portions of the Site infrastructure that directly impact the Flood Protection System; and,
6. Dedicated report on the requirements for proper removal and/or abandonment of each Flood Protection System penetration and encroachment by Site infrastructure.
7. Report of the High Level Unconstrained Development Alternatives to be assessed.

The schedule for submission of the milestone reports summarized above will be based, in part, on the Study Schedule submitted by the selected Proposer in its response to this RFP. The submission of the milestone reports does not have to follow the order listed above, and the selected Proposer could submit multiple milestone reports to the Authority simultaneously.

Report of the South Meadows Redevelopment Considerations Study

It is anticipated that the final deliverable under this Scope of Work will be the Report of the South Meadows Redevelopment Considerations Study, which Report is expected to document existing environmental conditions, incorporate stakeholder considerations, frame alternative unconstrained redevelopment concepts, and document the immediate environmental needs and knowledge associated with those alternative concepts. It is anticipated that the milestone reports listed above will inform this Report, and possibly be included as appendices to the Report.

The selected Proposer will submit the initial draft version of the Report to the Authority, and will also provide a presentation of the initial draft version of the Report at the next regularly-scheduled meeting of the Authority's full Board of Directors. The selected Proposer will then consider feedback from the Authority, and finalize the Report within 30 days after the presentation of the draft Report to the full Board of Directors. The final Report will be suitable for submission to the State Legislature, other stakeholders, and for posting on the Authority's web-site for public information purposes.

B. RFP Projected Timeline

The following is the projected timeline for the RFP process:

ITEM	DATE
RFP Documents Available	Thursday, January 18, 2024
Mandatory site tour	Thursday, February 1, 2024
Deadline for proposers to submit Written Questions	3:00 p.m., Monday, February 19, 2024
Authority Response to submitted Questions	Monday, February 26, 2024
Proposals Due at The Authority	3:00 p.m., Tuesday March 12, 2024
Proposal evaluation including clarifications, interviews and negotiations	Between March 12 and April 16, the Authority may contact Proposer to clarify information in proposal or participate in meeting to discuss their proposal.
Approval by MIRA Dissolution Authority Board of Directors	Expected at meeting of Board of Directors on April 17, 2024

C. Notice of Interest

Proposers should express their interest in this RFP by providing their contact information in writing to the Authority as soon as possible following publication of this RFP. This may be done by writing or e-mailing the Authority’s Supply Chain Manager as follows:

**Mr. Roger Guzowski
Supply Chain Manager
MIRA Dissolution Authority
Phone (860) 757-7703
rguzowski@ctmira.org
300 Maxim Road
Hartford, CT 06114**

The required contact information includes Proposer’s full legal name and address and the name, title, telephone number and e-mail address of the Proposer’s contact person. While not mandatory, MIRA will use potential Proposer’s contact information to provide direct notice of availability, and copies where applicable, of addenda and other information related to this RFP.

D. Availability of RFP

Complete sets of this RFP and all Attachments may be obtained on the World Wide Web at <http://www.ctmira.org> on the “Current Solicitations” page, under the “Business Links” section of the website. The RFP and Attachments can be accessed by selecting the link titled: RFP: “TO CONDUCT THE SOUTH MEADOWS REDEVELOPMENT CONSIDERATIONS STUDY”.

The RFP and all Attachments and forms are in PDF format. Applicable forms are also available for downloading in Microsoft Word format for ease of completion at the same place on the Authority’s web site where the PDF of the RFP is located. The Authority encourages firms to make use of the downloaded Word forms.

The RFP, Attachments and forms are also available Monday through Friday from 8:30 a.m. to 4:30 p.m. at the Authority’s offices, 300 Maxim Road, Hartford, Connecticut 06114. Anyone intending to pick up the documents at the Authority’s offices must contact Roger Guzowski at (860) 757-7703 at least 24 hours in advance. There is a charge of \$30.00 for anyone picking up the documents at the Authority’s office. Payment should be made by check payable to “MIRA Dissolution Authority.”

E. Mandatory Site Tour

The Authority has scheduled two tours of the South Meadows site for February 1, 2024 (one beginning at 8:00AM and another beginning at 12:00 Noon). The Authority believes attendance at the Site tour is essential to the development of complete and accurate Proposals. The Authority has therefore reserved the right to reject Proposals from Proposers who were not represented at a Site tour. Authority representatives will anecdotally describe aspects of the Site during tour and will formally follow up with answers to written questions submitted by the deadline indicated in the RFP Projected Timeline. Additional information concerning the Site tour will be provided to all Proposers expressing interest in this RFP approximately forty-eight hours prior to the tour by Addenda issued pursuant to Section III.E of this RFP.

The Authority reserves the right to schedule additional times for a Site tour prior to the deadline for written questions at its discretion if the Authority considers such additional tours to be in its best interests. Such additional Site tours may include, but are not limited, further entry into Site buildings for purposes of better quantifying the survey of all buildings for Hazardous Building Materials.

F. Proposal Contents

All Proposals shall be structured to include the following (in the order presented):

1. Title page, including the title of this RFP, the name of the Lead Proposer, all proposed Subject Matter Experts and the date the proposal is submitted;

2. Cover letter, signed by a person authorized to execute the Proposal and Agreement on behalf of the Lead Proposer, which includes the following:
 - The name of the Lead Proposer;
 - The legal structure of the Lead Proposer (e.g., corporation, joint venture, etc.);
 - Summary nature of the proposal specifically identifying the Lead Proposer and all proposed Subject Matter Experts;
 - Summary of Lead Proposer, and Subject Matter Expert, and key staff background and experience in identifying environmental requirements for a redevelopment as contemplated herein as well as undertaking all associated conceptual planning and study conduct activities;
 - Summarize key aspects of the proposal including Project Approach, Study Schedule and Financial Proposal
 - A clear statement indicating that the proposal constitutes a firm and binding offer by the Lead Proposer to the Authority considering the terms and conditions outlined in the RFP;
 - The Lead Proposer's promise, if any, to set aside a portion of the contract for legitimate minority business enterprises;
 - The cover letter should not exceed three pages.
3. Table of Contents for the proposal;
4. Background and Experience Narrative including the following:
 - General description of the Lead Proposer and all Subject Matter Experts including the number of years in the business of, and examples of, identifying the environmental needs and knowledge required for a redevelopment of the nature described herein, including assessing existing environmental conditions, conceptual site considerations, formulating conceptual development alternatives and managing the conduct of such a study as described in its proposal and specifically including:
 - Proposer's and parent company (if any) legal name, state and year in which organized, and structure (corporation, partnership, joint venture, other);
 - Central / headquarters office address;
 - Address of local office serving the Authority;
 - Summary of additional office locations (if any);
 - Number of employees of Proposer and parent company (if any).
 - Include written confirmation of participation in the proposal and project from all proposed Subject Matter Experts.
 - For up to five projects similar to its proposal, identify the following:

- Project identification including study name, location and project owner and/or governing body;
 - Description of project site including size, infrastructure, historical uses and relevance to the South Meadows Site;
 - Nature of the services provided and relevance to the South Meadows Redevelopment Considerations Study;
 - Participation in the project by the Lead Proposer and/or Subject Matter Experts as applicable;
 - Summary type of contract (hourly, lump sum etc.) and length of term;
 - Summary project costs including original estimate, final actual cost and narrative of major variances; and
 - Reference name, title, address, e-mail and phone contact information.
- Identify and provide resumes and professional licensing of key personnel to be assigned to this project including that of the Lead Proposer and all Subject Matter Experts. Applicable professional licenses issued by the State of Connecticut include Licensed Environmental Professional (LEP); Professional Engineer (PE); Asbestos Inspector; Asbestos Management Planner; Asbestos Project Designer; Lead Inspector; Lead Inspector-Risk Assessor; and Lead Planner-Project Designer.

5. Project Approach

Clearly identify the role of the Lead Proposer and each proposed Subject Matter Expert in the conduct of the South Meadows Redevelopment Considerations Study. Further specify the approach to completing each study task in a timely and efficient manner while garnering stakeholder support of the Study process and work products. Identify any proposed deviations from the scope of work envisioned herein including the rationale for any deviation and how such deviation benefits the Authority's objectives in conducting the South Meadows Redevelopment Considerations Study

6. Study Schedule

Develop a Study Schedule depicting all key milestones and their associated reports within the conduct of each study task including the Existing Environmental Conditions, Conceptual Site Considerations, High Level Unconstrained Development Alternatives and Environmental Needs and Knowledge Necessary for Each Redevelopment Alternative. The Authority considers the Hazardous Buildings Materials Survey as a key deliverable and desires that it be conducted and completed as early in the study process as possible. Proposers should further state the underlying rationale for the schedule proposed. As noted in Section I (A) of this RFP, the MIRA dissolution process is currently anticipated to conclude as early as July 1, 2025 but not later than July 1,

2026. Accordingly, the Authority views completion and consideration of the Study during the State of Connecticut's 2025 legislative session as advantageous provided that such a target for completion in no way compromises the Study effort. The 2025 legislative session begins January 8, 2025, the Report could practically be considered through March 2025 and the session concludes June 4, 2025.

7. Financial Proposal

Provide all information necessary for the Authority to reach informed conclusions on the total cost to undertake the South Meadows Redevelopment Considerations Study as contemplated in this RFP including, but not limited to, the following:

- Proposed hourly billing rates for the Lead Proposer and each proposed Subject Matter Expert broken down into professional and staff level position classifications to be assigned to the Study.
- Proposed estimated hours necessary to complete the Existing Environmental Conditions, Conceptual Site Considerations, High Level Unconstrained Development Alternatives, Environmental Needs and Knowledge Necessary for Each Redevelopment Alternative and Study Conduct.
- Total proposed cost of each task in the Scope of Work.
- A separately stated fixed fee for the Hazardous Buildings Materials survey component of the Conceptual Site Considerations including the hours and billing rates noted above together with estimated and proposed quantities of sampling, testing and analytical services, associated unit pricing and total costs.
- It is anticipated that the Agreement resulting from this RFP will incorporate hourly billing rates and monthly invoicing by task subject to a "not to exceed" value for completion of each task with the exception of the Hazardous Buildings Materials (HBM) survey. A fixed fee for the HBM survey subject to adjustment based on agreed actual quantities of sampling, testing and analytical services is anticipated.
- Modifications to the Financial Proposal that would result from the Authority's acceptance of any deviations from the scope of work that may have been specified in the Proposer's Project Approach.

8. Business Exceptions

Identify any exceptions, additions or deletions to the provisions of the proposed Agreement included as Attachment D. In each instance, identify the applicable agreement section, schedule or attachment number and specific language of concern. State the reason for concern and proposed modification to resolve the concern. Specify why the proposed modification is in the Authority's best interest and assists in accomplishing the objectives of this RFP.

9. Complete and attach the Proposal Form attached hereto as Attachment E;

10. The completed Background Questionnaire attached hereto as Attachment F **for Proposer and each proposed Subject Matter Expert** (subscribed and sworn before a Notary Public or Commissioner of the Superior Court);
11. The completed Questionnaire Concerning Affirmative Action, Small Business Contractors And Occupational Health And Safety attached hereto as Attachment G with the proposer's most recent EEO-1 data attached if the proposer wishes such data to be considered in the evaluation of its proposal;
12. A copy of the **proposer's-Proposer's and each proposed Subject Matter Expert's** up-to-date certificate of insurance showing all current insurance coverage.

Proposers should not include copies of text from this RFP in their proposals. Proposers should not include information that is not directly related to the subject matter of this solicitation.

G. Proposal Submittal Procedures

Sealed proposals shall be submitted as per the schedule set forth in Section I.B of this RFP to the offices of the MIRA Dissolution Authority, 300 Maxim Road, Hartford, Connecticut 06114, Attn: Roger Guzowski. The Authority reserves the right to reject any proposals received after the time and date set forth above.

Each Proposer must submit one (1) original and two (2) hard copies, and one electronic copy, of its proposal in a sealed envelope that shall be clearly marked "PROPOSAL TO CONDUCT THE SOUTH MEADOWS REDEVELOPMENT CONSIDERATIONS STUDY" The original proposal shall be stamped or otherwise marked as such.

Unless otherwise identified by Proposer pursuant to Section I.F.8 hereof, the terms and conditions of the Agreement are non-negotiable. The Authority will review and consider any Business Exceptions taken by Proposer as part of its proposal evaluations.

H. Proposal Opening

All proposals will be opened at the Authority's convenience on or after the proposal due date. The Authority reserves the right to accept or reject any or all of the proposals, or any part(s) thereof, and/or to waive any informality or informalities in any proposal or this RFP process.

I. Proposal Open and Subject to Acceptance

This RFP does not constitute an offer to any Proposer and neither this RFP nor any subsequent discussions shall give rise to any commitment on the part of the Authority to enter into the Agreement or confer any rights on any proposer unless and until the Agreement is fully executed by the necessary parties. The Agreement, once executed, will represent the entire agreement between the proposer and the Authority and will supersede all prior negotiations, representations

or agreements, alleged or made, between the parties. The Authority shall assume no liability for costs incurred by the proposer or for payment of services under the terms of the Agreement until the successful proposer is notified that the contract has been accepted and approved by the Authority's Board of Directors and executed by its duly authorized agent. All proposals shall remain open and subject to acceptance by the Authority for **ninety (90)** days after the deadline for proposal submission

J. Proposal Evaluation

The award of an Agreement to conduct the South Meadows Redevelopment Considerations Study will be made, if at all, to the Proposer whose evaluation by the Authority results in the Authority determining that such award is in the best interests of the Authority. However, the selection of a Proposer and the award of such Agreement, while anticipated, are not guaranteed.

The Authority is an Equal Opportunity and Affirmative Action employer and does not discriminate in its hiring, employment, contracting, or business practices. The Authority is committed to complying with the Americans with Disability Act of 1990 (ADA) and does not discriminate on the basis of disability in admission to, access to, or operation of its programs, services, or activities.

The Authority will base its evaluation of proposals on the following criteria, which are not necessarily presented in order of importance:

1. Demonstrated lead Proposer, subject matter expert and staff experience in the conduct of studies similar to the South Meadows Redevelopment Considerations Study contemplated herein;
2. Reasonableness of the proposed Project Approach and Study Schedule;
3. The Financial Proposal;
4. Reasonableness of any proposed Business Exceptions;
5. Any other factor or criterion that the Authority, in its sole discretion, deems relevant to such evaluation.

All proposals will also be rated on the proposer's demonstrated commitment to affirmative action. Sections 46a-68-1 to 46a-68-17 of the Regulations of Connecticut State Agencies require the Authority to consider the following factors when awarding a contract that is subject to contract compliance requirements:

1. The proposer's success in implementing an affirmative action plan (see Question 4 of Attachment G);
2. The proposer's success in developing an apprenticeship program complying with Sections 46a-68-1 to 46a-68-17 of the Regulations of Connecticut State Agencies, inclusive (see Question 5 of Attachment G);
3. The proposer's promise to develop and implement a successful affirmative action plan (see Question 4B of Attachment G);

4. The proposer's submission of EEO-1 data indicating that the composition of its work force is at or near parity when compared to the racial and sexual composition of the work force in the relevant labor market area; and
5. The proposer's promise to set aside a portion of the contract for legitimate minority business enterprises.

K. Contract Award

The successful Lead Proposer will be required to execute the Agreement attached hereto as Attachment D ("Agreement"). The Proposer substantially agrees to all the terms and conditions of this attached Agreement unless otherwise specified as provided in Section I.F.8 hereof.

If the Agreement is to be awarded, the Authority will issue to the successful proposer(s) a Notice of Award within **ninety (90)** days after the proposal due date.

The Authority reserves the right to correct inaccurate awards resulting from Authority errors. This may include, in extreme circumstances, revoking a Notice of Award already made to a proposer and subsequently awarding the Notice of Award to another proposer. Such action by the Authority shall not constitute a breach of this RFP by the Authority since the Notice of Award to the initial proposer is deemed to be void ab initio and of no effect as if no agreement ever existed between the Authority and the initial proposer.

II. Notifications, Acknowledgements and Certifications

Potential Proposers and Subject Matter Experts are hereby notified that any agreement resulting from this RFP shall contain the provisions specified in this RFP Section II, and that in submitting a proposal, Proposer and Subject Matter Experts acknowledges receipt of such notification and agrees that Proposer is prepared to sign an agreement with these provisions. For purposes of this RFP Section II, Contractor shall mean any Proposer with whom the Authority enters an agreement resulting from this RFP.

A. Nondiscrimination

- a. For purposes of this Section, “Contractor”, “contractor” and “Consultant” shall have the same meaning, “Contract”, “contract” and “Agreement” shall have the same meaning and other otherwise undefined terms have the meaning ascribed to them in Connecticut General Statutes § 4a-60g.
- b. Pursuant to Connecticut General Statutes § 4a-60:
 1. The Contractor agrees and warrants that in the Performance of this Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status of a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents Performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status of a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved;
 2. the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action equal opportunity employer" in accordance with regulations adopted by the Commission on Human Rights and Opportunities (the “Commission”);
 3. the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor

union or workers' representative of the Contractor's commitments under this Section and to post copies of the notice in conspicuous places available to employees and applicants for employment;

4. the Contractor agrees to comply with each provision of this Section and Connecticut General Statutes §§ 46a-68e and 46a- 68f and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes §§ 46a-56, 46a-68e and 46a-68f; and
 5. the Contractor agrees to provide the Commission with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this Section and Connecticut General Statutes § 46a-56.
 6. If the contract is a public works contract, municipal public works contract or contract for a quasi-public agency project, the contractor agrees and warrants that he or she will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works or quasi-public agency project.
- c. The Contractor shall include the provisions of subsection (b) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state, and in every subcontract entered into in order to fulfill any obligation of a municipal public works contract or contract for a quasi-public agency project, and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes §46a-56; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the state of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.
- d. Pursuant to Connecticut General Statutes § 4a-60a:
1. The Contractor agrees and warrants that in the performance of this Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation;
 2. the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Contract or other contract

or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission advising the labor union or workers' representative of the Contractor's commitments under this Section, and to post copies of the notice in conspicuous places available to employees and applicants for employment;

3. the Contractor agrees to comply with each provision of this Section and with each regulation or relevant order issued by said commission pursuant to Connecticut General Statutes §46a-56; and
 4. the Contractor agrees to provide the Commission with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor which relate to the provisions of this Section and Connecticut General Statutes §46a-56.
- e. The Contractor shall include the provisions of subsection (d) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state, and in every subcontract entered into in order to fulfill any obligation of a municipal public works contractor contract for a quasi-public agency project, and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes § 46a-56; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.
- f. Pursuant to subsection (c) of section 4a-60 and subsection (b) of section 4a-60a of the Connecticut General Statutes, the Contractor, for itself and its authorized signatory of this Contract, affirms that it understands the obligations of this section and that it will maintain a policy for the duration of the Contract to assure that the Contract will be performed in compliance with the nondiscrimination requirements of such sections. The Contractor and its authorized signatory of this Contract demonstrate their understanding of this obligation by initialing this nondiscrimination affirmation where specified in the Agreement.

B. Connecticut Campaign Contribution And Solicitation Limitations

For all state contracts, defined in section 9-612 of the Connecticut General Statutes as having a value in a calendar year of \$50,000 or more, or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this

Agreement represents that they have received the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice. See https://seec.ct.gov/Portal/data/forms/ContrForms/seec_form_10_final.pdf. The Consultant makes the representations set forth in the Campaign Contribution Certification (OPM Form 1) attached as Exhibit G of the form of Agreement included as RFP Attachment 1.

C. Contractor's Representation Concerning Consulting Agreements

Any agreement resulting from this RFP shall require Consultant to make a representation (the form of which is included as Exhibit F of the form of Agreement included as Attachment 1 of this RFP) that Contractor either has not entered into any Consulting Agreement for the purposes of (A) providing counsel to a contractor, vendor, consultant or other entity seeking to conduct, or conducting, business with the state, (B) contacting, whether in writing or orally, any executive, judicial, or administrative office of the state, including any department, institution, bureau, board, commission, authority, official or employee for the purpose of solicitation, dispute resolution, introduction, requests for information, or (C) any other similar activity related to such contracts; or to disclose the name and basic terms of any such consulting Agreement.

D. Contractor's Representation Concerning Gifts

Any agreement resulting from this RFP shall require the contractor to make the following representation:

That no gifts were made by (A) such person, firm, corporation, (B) any principals and key personnel of the person, firm or corporation, who participate substantially in preparing bids, proposals or negotiating state contracts, or (C) any agent of such person, firm, corporation or principals and key personnel, who participates substantially in preparing bids, proposals or negotiating state contracts, to (i) any public official or state employee of the state agency or quasi-public agency soliciting bids or proposals for state contracts, who participates substantially in the preparation of bid solicitations or requests for proposals for state contracts or the negotiation or award of state contracts, or (ii) any public official or state employee of any other state agency, who has supervisory or appointing authority over such state agency or quasi-public agency; (2) That no such principals and key personnel of the person, firm or corporation, or agent of such person, firm or corporation or principals and key personnel, knows of any action by the person, firm or corporation to circumvent such prohibition on gifts by providing for any other principals and key personnel, official, employee or agent of the person, firm or corporation to provide a gift to any such public official or state employee; and (3) That the person, firm or corporation is submitting bids or proposals without fraud or collusion with any person. (d) Any bidder or proposer that does not agree to the representations required under this section shall be rejected and the state agency or quasi-public agency shall award the contract to the next highest ranked proposer or the next lowest responsible qualified bidder or seek new bids or proposals.

E. Authority's President's Representation Concerning Gifts

Pursuant to section 4-252 of the Connecticut General Statutes and Acting Governor Susan Bysiewicz Executive Order No. 21-2, promulgated July 1, 2021, in signing any agreement resulting from this RFP, the authorized signatory of the Authority shall be required to represent that the selection of the most qualified or highest ranked person, firm or corporation was not the result of collusion, the giving of a gift or the promise of a gift, compensation, fraud or inappropriate influence from any person.

F. Representation Regarding Iran Energy Investment

Any agreement resulting from this RFP shall require the contractor to make the following representation:

- a. Pursuant to section 4-252a of the Connecticut General Statutes, the Contractor certifies that it has not made a direct investment of twenty million dollars or more in the energy sector of Iran on or after October 1, 2013, as described in Section 202 of the Comprehensive Iran Sanctions, Accountability and Divestment Act of 2010, and has not increased or renewed such investment on or after said date.
- b. If the Contractor makes a good faith effort to determine whether it has made an investment described in subsection (a) of this section, it shall not be subject to the penalties of false statement pursuant to section 4-252a of the Connecticut General Statutes. A "good faith effort" for purposes of this subsection includes a determination that the Consultant is not on the list of persons who engage in certain investment activities in Iran created by the Department of General Services of the State of California pursuant to Division 2, Chapter 2.7 of the California Public Contract Code. Nothing in this subsection shall be construed to impair the ability of the state agency or quasi-public agency to pursue a breach of contract action for any violation of the provisions of the Agreement.

III. **Additional Terms and Conditions:**

A. **Definitions**

As used in this RFP the following terms shall have the meanings as set forth below:

1. Addenda: Written or graphic documents issued prior to the proposal due date that clarify, correct or change any or all of the Contract Documents.
2. Contract Documents:
 - The Agreement;
 - This RFP and all Attachments
 - Addenda;
 - Proposer's Proposal (including all documentation attached to or accompanying such Proposal, all other documentation submitted in connection with such Proposal, and all post-proposal documentation submitted prior to the Notice of Award);
 - Notice of Award; and
 - Any written amendments to the Agreement.
3. Laws And Regulations: Any and all applicable laws, rules, regulations, ordinances, codes, orders and permits of any and all federal, state and local governmental and quasi-governmental bodies, agencies, authorities and courts having jurisdiction.
4. Notice of Award: Written notification from the Authority to the apparent successful proposer that states that the Authority has accepted such proposer's proposal and sets forth the remaining conditions that must be fulfilled by such proposer before the Authority executes the Agreement.
5. Site: The South Meadows Site as defined in Section I.A of this RFP.

B. **Binding Effect**

This Request for Proposals and any responses thereto shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

C. **Authority Reserved Rights**

During the entire solicitation process the Authority retains the right to:

1. Extend any of the actual or proposed dates in the Projected Timeline;
2. Reject any and all proposals and republish this RFP;
3. Terminate this RFP process at any time prior to the execution of an agreement;

4. Supplement, amend, or otherwise modify or cancel the solicitation process with or without substitution of another solicitation;
5. Issue additional or subsequent solicitations;
6. Investigate the qualifications of any entity under consideration (including subcontractors and parties otherwise related to a proposing entity);
7. Clarify the information provided pursuant to this RFP;
8. Request additional evidence or documentation to support the information included in any submittal;
9. Appoint an evaluation committee to review submittals and use the assistance of outside professionals in submittal evaluation;
10. Approve or disapprove of particular subcontractors, joint venture partners, or other proposed team members;
11. Interview and hold discussions with any entity at any time after receipt of a submittal and before the signing of a legally binding agreement;
12. Enter into any final agreement(s) which result from this RFP which the Authority, in its sole and absolute discretion, determines to be in its best interest. Such determination will be based on a variety of factors including but not limited to experience, price, reasonable plans and business exceptions as described herein, and any other consideration which the Authority in its sole discretion determines is relevant;
13. Enter into a final Agreement with terms that vary from the terms set forth in the Authority's solicitation documents;
14. Visit and examine any of the facilities referenced in any submittal;
15. Conduct contract discussions with one or more submitting entities; and
16. Reject any and all submittals, or parts thereof, and/or to waive any informality or informalities in any proposal, if such rejection or waiver is deemed in the best interests of the Authority.

D. Communications With Authority Staff and Board

Except as otherwise authorized by this RFP, during the period while the RFP process is active (i.e., from the date the Authority issues the RFP until the date the successful proposer accepts the Notice of Award), contractors contemplating or preparing proposals are prohibited from contacting Authority staff or Authority Board Directors or Members in an ex parte manner to discuss the RFP submission process. A contractor's RFP submission shall be rejected if any of the foregoing ex parte communications take place.

E. Addenda And Interpretations

The Authority may issue Addenda to this RFP that shall, upon issuance, become part of the RFP and binding upon all potential or actual Proposers. Such Addenda may be issued in response to **questions regarding Site conditions and** requests for interpretation or clarification received from potential Proposers. Any **questions regarding Site conditions and any** request for interpretation or clarification of this RFP must be submitted in writing to Roger Guzowski by e-mail

(rguzowski@ctmira.org) or by correspondence (MIRA Dissolution Authority, 300 Maxim Road, Hartford, Connecticut 06114). To be given consideration, any such written **questions and requests** must be received by the Authority by the deadline set forth in Section I.B of this RFP. Addenda, if any, will be mailed and/or e-mailed to all persons who expressed interest or arranged to pick up this RFP pursuant to Sections I.C and I.D hereof. Such addenda will also be posted on the Authority's web site (<http://www.ctmira.org>) on the "Current Solicitations" page, under the "Business Links" section of the website. The RFP and Attachments can be accessed by selecting the link titled: RFP: "TO CONDUCT THE SOUTH MEADOWS REDEVELOPMENT CONSIDERATIONS STUDY". Such addenda will be mailed/e-mailed and posted on the web site no later than the date set forth in Section I.B of this RFP.

Failure of any Proposer to receive any such Addenda shall not relieve such Proposer from any conditions stipulated in such Addenda. Only questions answered or issues addressed by formal written Addenda will be binding. All oral and other written responses, statements, interpretations or clarifications shall be without legal effect and shall not be binding upon the Authority.

F. Modification or Withdrawal of A Proposal

Proposals may be modified or withdrawn by an appropriate document duly executed (in the manner that a Proposal must be executed) and delivered to the place where Proposals are to be submitted at any time prior to the Proposal due date.

G. Proposal Preparation and Other Costs

Each proposer shall be solely responsible for all costs and expenses associated with the preparation and/or submission of its proposal, or incurred in connection with any interviews and negotiations with the Authority, and the Authority shall have no responsibility or liability whatsoever for any such costs and expenses.

H. Proposer's Qualifications

The Authority may make any investigation deemed necessary to determine the ability of any Proposer to perform the Agreement as required. Each Proposer shall furnish the Authority with all such information as may be required for this purpose.

Attachment A - South Meadows Site General Layout Plan

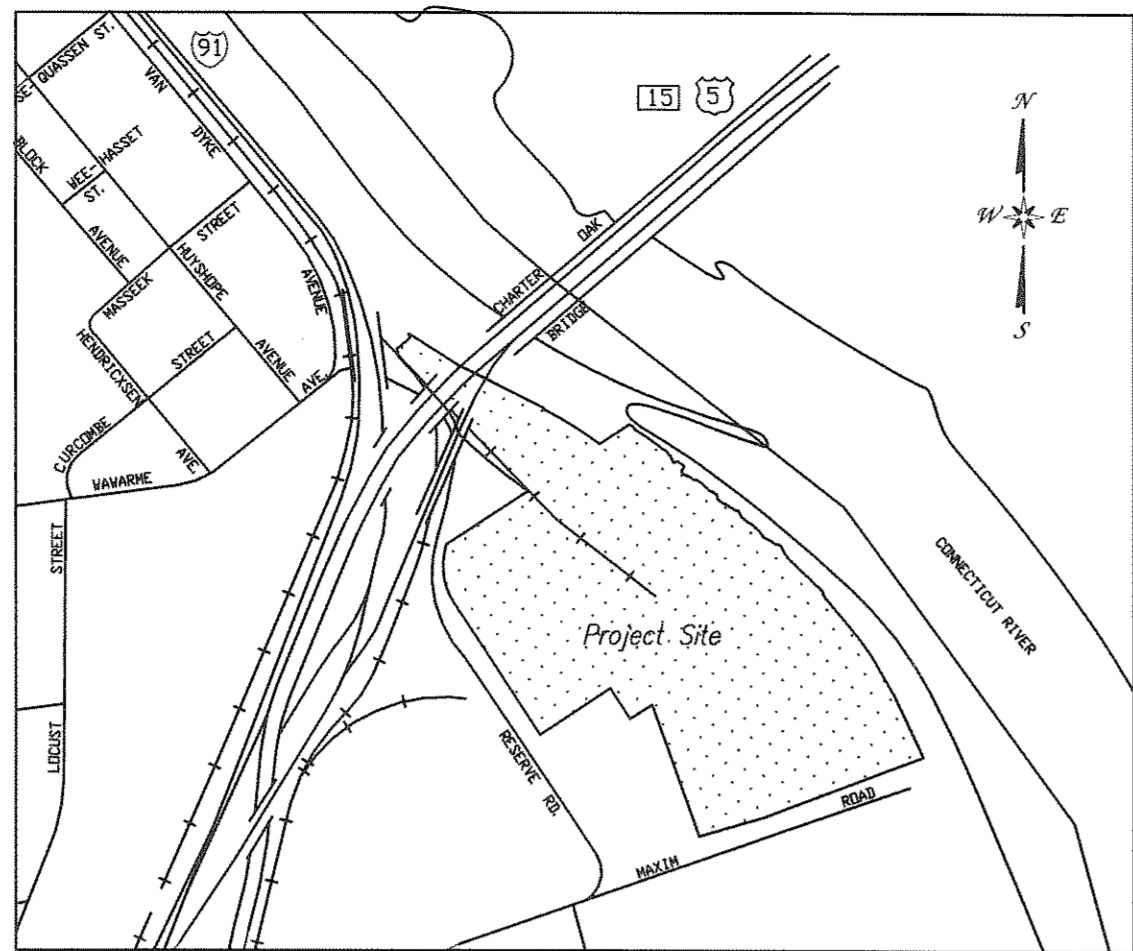
- 1. Site Plan from MIRA's January 5, 2023 response to CT-DEEP's Request for Additional Information. This Site Plan depicts the entire property, with buildings, piping, the air pollution control system and the solid waste permit boundary labelled.**
- 2. Exhibit C of the ELUR that has been recorded in the City of Hartford Land Records for the Site is comprised of six (6) survey map sheets entitled "Exhibit C: Declaration of Environmental Land Use Restriction and Grant of Easement, Property of Materials Innovation and Recycling Authority, 300 Maxim Road and 100 Reserve Road, Hartford, Connecticut," dated March 8 2013, revised to March 28, 2018.**

The six (6) ELUR survey map sheets follow the Site Plan, and are summarized as follows:

- Sheet 1 of 6: Property boundary survey that depicts all property boundaries and encumbrances (i.e., easements, rights-of-way, etc.) listed in the Title Report for the Site (refer to Sheet 5 of 6 for the list of all encumbrances)**
- Sheet 2 of 6: Property boundary survey that depicts the bearing and distance measurement of each property boundary line (refer to Sheet 6 of 6 for the metes and bounds property descriptions for the Site)**
- Sheet 3 of 6: Boundary depictions of ELUR Subject Areas A-1 and A-2 within the property boundary**
- Sheet 4 of 6: Boundary depictions of ELUR Subject Areas B, C, D, E, F-1, F-2, G-a, G-b, H-1, H-2, I, J, K, L, M, N, O, P, Q, and R within the property boundary**
- Sheet 5 of 6: List of encumbrances from the Title Report for the Site (refer to Sheet 1 of 6 for the surveyed locations)**
- Sheet 6 of 6: List of Map References incorporated into the property boundary survey, and metes and bounds property descriptions for the Site (refer to Sheet 2 of 6 for the surveyed depiction of the property boundary lines)**

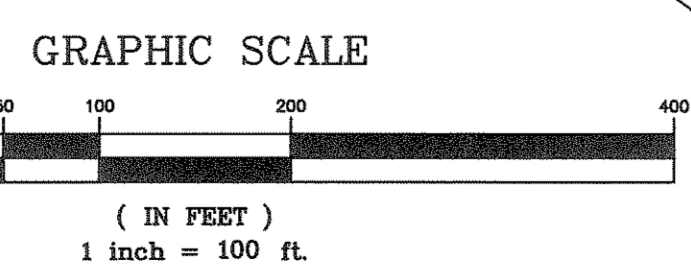
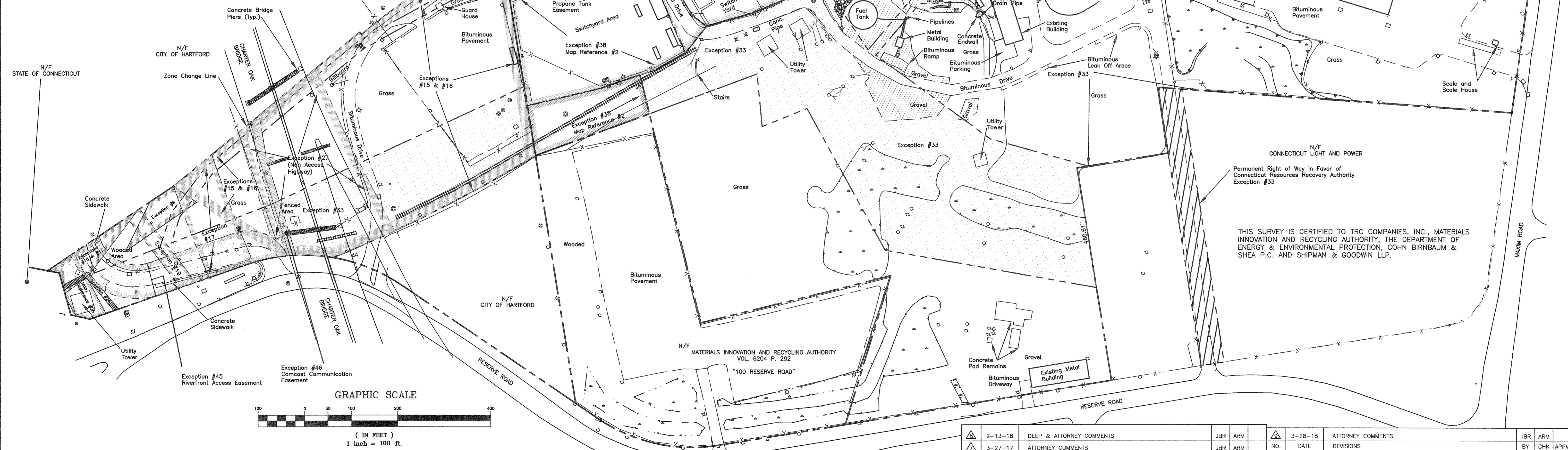
NOTES

- 1) BUILDING IN SOUTHEASTERN CORNER OF SUBJECT PROPERTY PROCESSES SOLID WASTE AND ALSO STORES SOLID WASTE PRIOR TO PROCESSING.
- 2) INTENTIONALLY DELETED.
- 3) THERE ARE NO PROPOSED OR COMPLETED STREET RIGHT OF WAY CHANGES BASED UPON RECORD MAPPING FROM THE CONTROLLING JURISDICTION NOR ANY OBSERVABLE EVIDENCE OF RECENT STREET SIDEWALK CONSTRUCTION OR REPAIRS.
- 4) ENCROACHMENTS, IF ANY, AFFECTING THE PROPERTY ARE SHOWN ON THE SURVEY AND RESTRICTIONS LISTED IN THE TITLE REPORT ARE INCLUDED AS ENCUMBRANCES ON THIS SURVEY.
- 5) INTENTIONALLY DELETED.
- 6) UNDERGROUND UTILITIES AND OVERHEAD WIRES EXIST THROUGHOUT SUBJECT PROPERTY. THEY ARE NOT SHOWN DUE TO CLARITY AND INCOMPLETE DATA.
- 7) ELUR SUBJECT AREAS (BUT NOT INCLUDING THE SITE-WIDE PROHIBITION AGAINST USE FOR RESIDENTIAL ACTIVITY) ARE SHOWN ON SHEETS 3 AND 4.
- 8) WETLAND FLAGS SHOWN ON SHEETS 1, 2 & 3 WERE TAKEN FROM MAP REFERENCE #27.
- 9) THE FOLLOWING METHODOLOGIES WERE NOT USED IN THE PREPARATION OF THIS SURVEY: LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES.
- 10) THE ELUR TO WHICH THIS SURVEY IS ATTACHED PROVIDES THAT EACH PARCEL (I.E. 300 MAXIM ROAD AND 100 RESERVE ROAD), IN ITS ENTIRETY, IS NOT USED FOR ANY RESIDENTIAL ACTIVITY IN THE FUTURE AND THAT ANY FUTURE USE OF THE PARCELS IS LIMITED TO AN INDUSTRIAL OR COMMERCIAL ACTIVITY, IN ACCORDANCE WITH RCSA SECTION 22A-133K-2(B)(2)(A). THIS RESTRICTION APPLIES TO THE ENTIRE PROPERTY AND THEREFORE A SEPARATE SUBJECT AREA IS NOT DESIGNATED FOR THIS RESTRICTION.
- 11) NO OBSERVABLE EVIDENCE OF POTENTIAL UNRECORDED OR PRESCRIPTIVE EASEMENTS WERE FOUND.



SYMBOLS LEGEND

□ Monument	□ 'CL' Catch Basin	⊙ Manhole
⊙ Rebar	□ 'C' Catch Basin	— Fence Line
⊙ Light Post	— Guy Anchor	— Property Line
⊙ Hydrant	⊙ Hand Hole	— Easement Line
⊙ Post	⊙ Monitor Well	⊕ Railroad Siding Remnants
⊙ Utility Pole	⊕ Wetlands Area	
⊙ Sign	/// Zone P	



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**300 MAXIM ROAD
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HARTFORD, CONNECTICUT**

PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING PROPOSED ENVIRONMENTAL LAND USE RESTRICTION SUBJECT AREAS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

[Signature]
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE 3/29/18

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.

A. RAFAEL MARTINEZ LLS

NO.	DATE	REVISIONS	BY	CHK	APPV
2-13-18		DEEP & ATTORNEY COMMENTS	JBR	ARM	
3-27-17		ATTORNEY COMMENTS	JBR	ARM	
2-23-16		ATTORNEY COMMENTS	AM	ASF	
2-15-16		ATTORNEY COMMENTS	AM	ASF	
12-10-15		ATTORNEY COMMENTS	ASF	JB	
7-20-15		ATTORNEY COMMENTS	ASF	AM	
11-11-13		ATTORNEY COMMENTS	ASF	AM	
10-28-13		ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV

NO.	DATE	REVISIONS	BY	CHK	APPV
3-28-18		ATTORNEY COMMENTS	JBR	ARM	

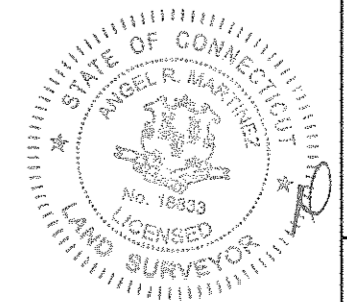
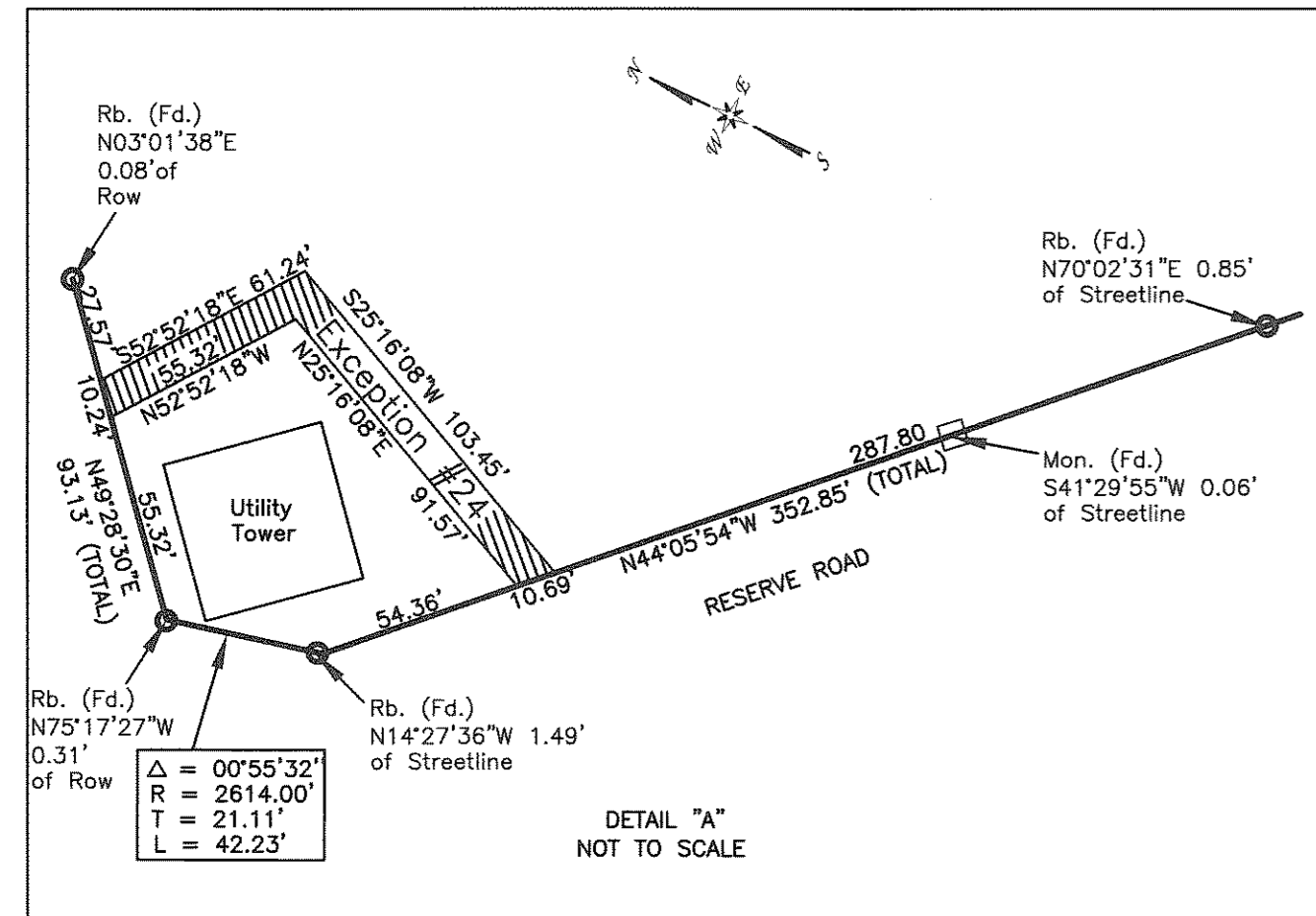


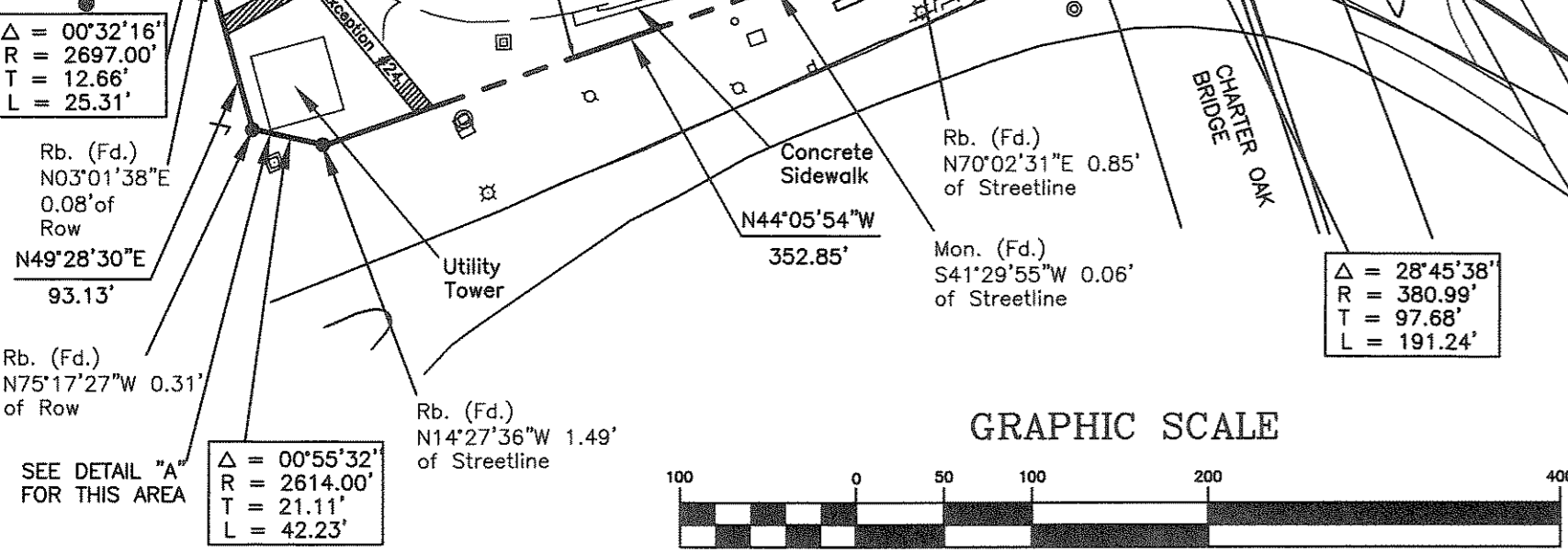
EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154ELUR.DWG	1 OF 6



SYMBOLS LEGEND

⊠ Monument	⊠ 'C' Catch Basin	⊙ Manhole
⊗ Rebar	⊠ 'C' Catch Basin	⊖ Fence Line
⊗ Light Post	⊠ Guy Anchor	⊖ Property Line
⊕ Hydrant	⊠ Hand Hole	⊖ Easement Line
⊖ Post	⊠ Monitor Well	⊖ Railroad Siding Remnants
⊖ Utility Pole	⊠ Wetlands Area	
⊖ Sign	⊠ Zone P	



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TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 3/29/13
 A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL

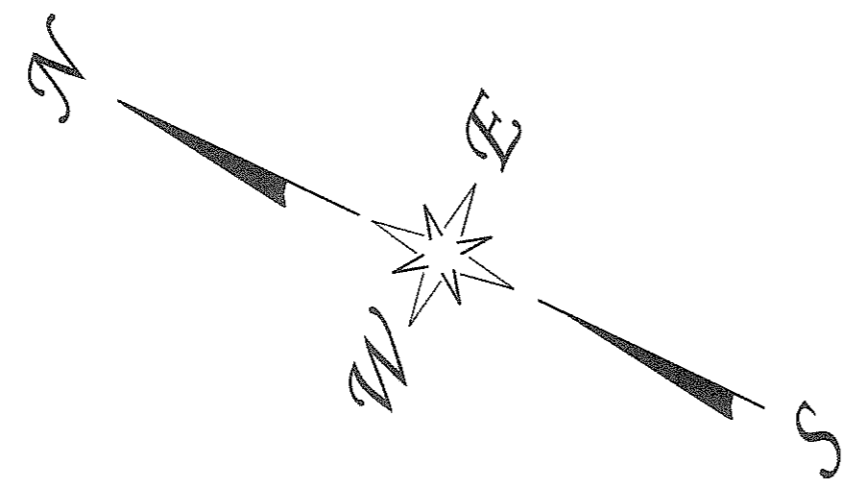
A. RAFAEL MARTINEZ LLS

NO.	DATE	REVISIONS	BY	CHK	APPV
2-13-18		DEEP & ATTORNEY COMMENTS	JBR	ARM	
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12-10-15		ATTORNEY COMMENTS	ASF	JB	
7-20-15		ATTORNEY COMMENTS	ASF	AM	
11-11-13		ATTORNEY COMMENTS	ASF	AM	
10-28-13		ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV

NO.	DATE	REVISIONS	BY	CHK	APPV
3-28-18		ATTORNEY COMMENTS	JBR	ARM	

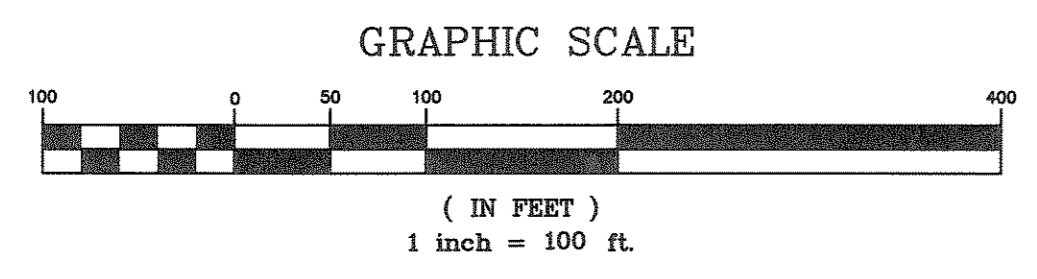
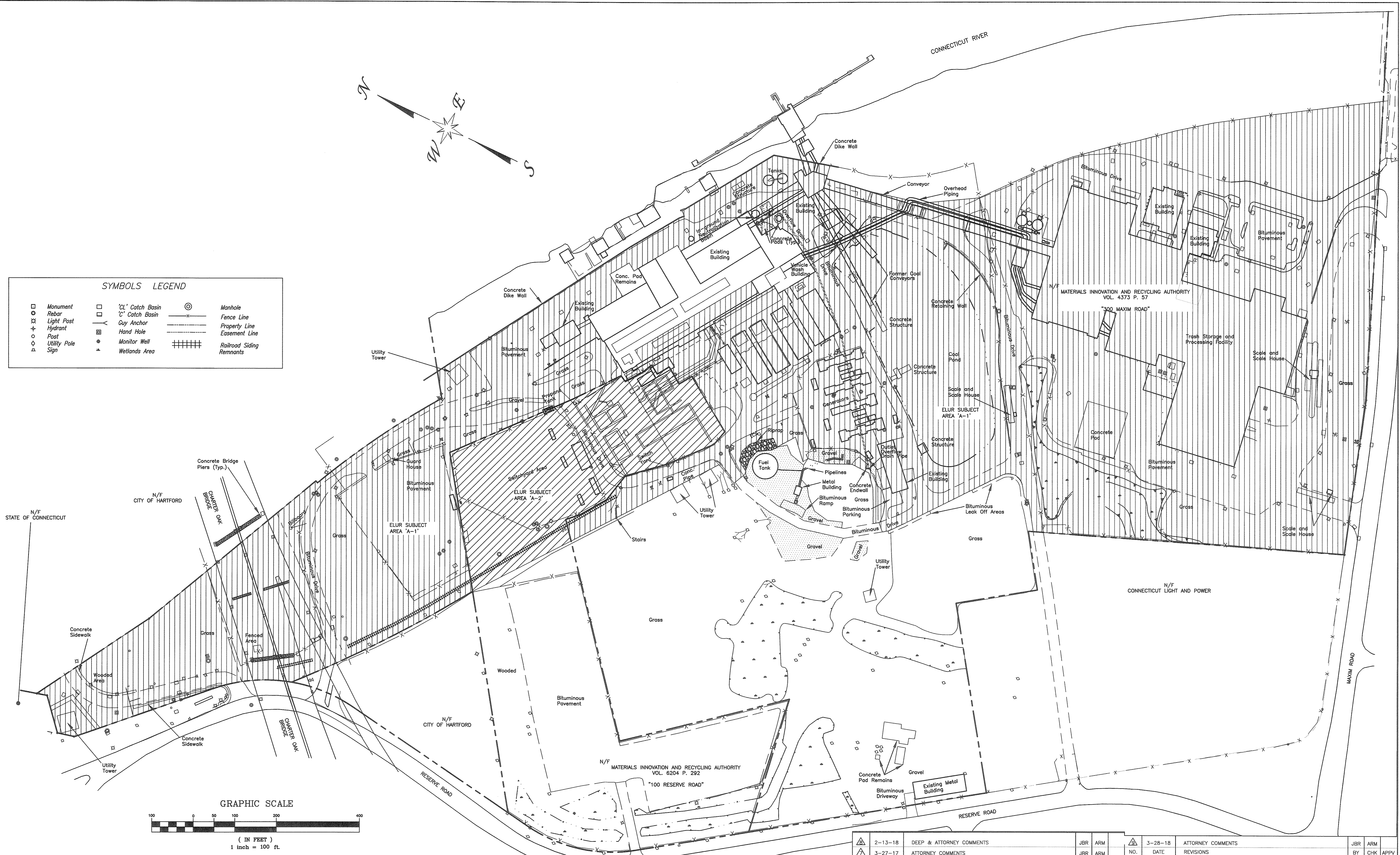
EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
 300 MAXIM ROAD AND 100 RESERVE ROAD
 HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154LUR.DWG	2 OF 6



SYMBOLS LEGEND

○ Monument	□ 'CL' Catch Basin	⊙ Manhole
⊗ Rebar	□ 'C' Catch Basin	— Fence Line
⊕ Light Post	— Guy Anchor	— Property Line
⊕ Hydrant	⊕ Hand Hole	— Easement Line
⊕ Post	⊕ Monitor Well	▨ Railroad Siding Remnants
⊕ Utility Pole	⊕ Wetlands Area	
⊕ Sign		



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[Signature]
 A. RAFAEL MARTINEZ
 LICENSED LAND SURVEYOR DATE 3/28/18

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A. RAFAEL MARTINEZ LLS

NO.	DATE	REVISIONS	BY	CHK	APPV
2-13-18		DEEP & ATTORNEY COMMENTS	JBR	ARM	
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7-20-15		ATTORNEY COMMENTS	ASF	AM	
11-11-13		ATTORNEY COMMENTS	ASF	AM	
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NO.	DATE	REVISIONS	BY	CHK	APPV
3-28-18		ATTORNEY COMMENTS	JBR	ARM	

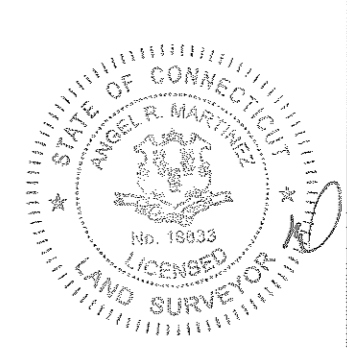
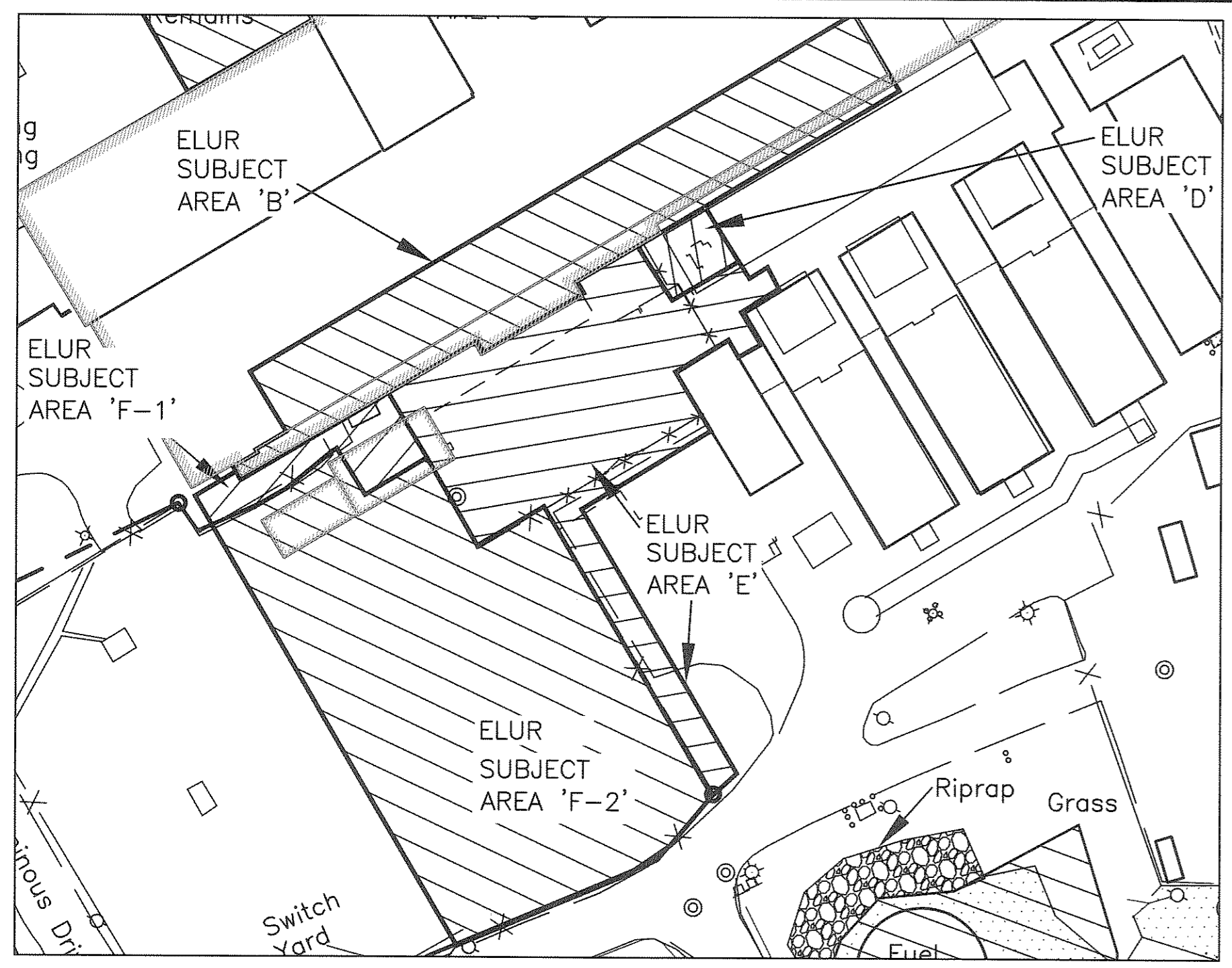


EXHIBIT C: DECLARATION OF ENVIRONMENTAL
 LAND USE RESTRICTION AND GRANT OF
 EASEMENT, PROPERTY OF MATERIALS INNOVATION AND
 RECYCLING AUTHORITY
 300 MAXIM ROAD AND 100 RESERVE ROAD
 HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154ELUR.DWG	3 OF 6

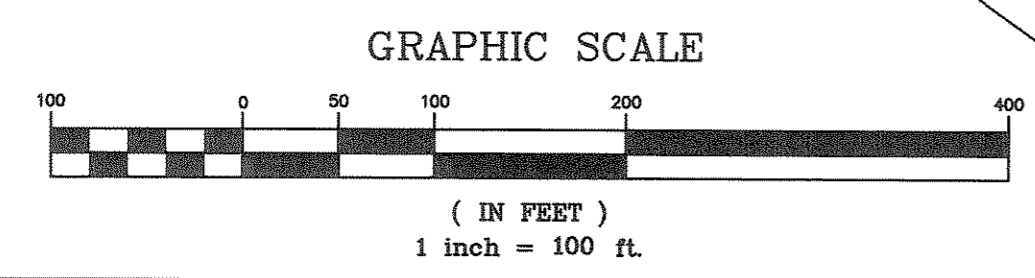


DETAIL "B" SCALE 1"=60'

SYMBOLS LEGEND

□ Monument	□ 'C' Catch Basin	⊙ Manhole
⊙ Rebar	□ 'C' Catch Basin	— Fence Line
⊙ Light Post	— Guy Anchor	— Property Line
⊙ Hydrant	⊙ Hand Hole	— Easement Line
⊙ Post	⊙ Monitor Well	⊘ Railroad Siding
⊙ Utility Pole	⊙ Wetlands Area	⊘ Remnants
⊙ Sign		

6 Designated Permanent Structure (See Sheet #6 for Description)



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A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE 3/20/18

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A. RAFAEL MARTINEZ LLS

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3-27-17		ATTORNEY COMMENTS	JBR	ARM	
2-23-16		ATTORNEY COMMENTS	AM	ASF	
2-15-16		ATTORNEY COMMENTS	AM	ASF	
12-10-15		ATTORNEY COMMENTS	ASF	JR	
7-20-15		ATTORNEY COMMENTS	ASF	AM	
11-11-13		ATTORNEY COMMENTS	ASF	AM	
10-28-13		ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV

NO.	DATE	REVISIONS	BY	CHK	APPV
3-28-18		ATTORNEY COMMENTS	JBR	ARM	

EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154ELUR.DWG	4 OF 6

ENCUMBRANCES LISTED IN TITLE REPORT:

- 1) TAXES TO THE CITY OF HARTFORD ON THE LISTS OF OCTOBER 1, 2016 & OCTOBER 1, 2017 PROPERTY IS CURRENTLY TAX EXEMPT.
- 2) ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES WOULD DISCLOSE.
- 3) RIGHTS OF PARTIES OR TENANTS IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- 4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5) ANY AND ALL PROVISIONS OF ANY ORDINANCE, MUNICIPAL REGULATION OR PUBLIC OR PRIVATE LAW.
- 6) RIPARIAN RIGHTS OF OTHERS IN AND TO ANY BODY OF WATER ABUTTING OR CROSSING THROUGH THE PREMISES.
- 7) THE RIGHTS OF THE UNITED STATES GOVERNMENT, THE STATE OF CONNECTICUT AND THE CITY OF HARTFORD, OR ANY OF THEIR DEPARTMENTS OR AGENCIES, TO REGULATE AND CONTROL THE USE OF THE PIERS, BULKHEAD, LAND UNDER WATER AND LAND ADJACENT TO THE CONNECTICUT RIVER. [NOT PLOTTABLE]
- 8) RIGHTS OF PROPRIETORS OF SOUTH MEADOWS TO CROSS LAND OF COLT'S PATENT FIREARMS MANUFACTURING COMPANY AS CITED IN A DEED FROM SAID COLT'S PATENT FIRE ARMS COMPANY TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED MAY 7, 1919 AND RECORDED IN VOLUME 470, PAGE 325 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: WITHIN SUBJECT AREAS A-1 & G-a NORTH OF CURRENT CHARTER OAK BRIDGE]
- 9) INTENTIONALLY DELETED.
- 10) INTENTIONALLY DELETED.
- 11) INTENTIONALLY DELETED.
- 12) LAYOUT OF CLARK DIKE AS SET FORTH IN THE RESOLUTION BY THE COURT OF COMMON COUNCIL OF THE CITY OF HARTFORD DATED JUNE 10, 1929. [SHOWN ON SURVEY]
- 13) EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF FLOOD CONTROL WORKS TAKEN BY CITY OF HARTFORD, AS REPORTED IN THE JOURNAL OF THE COMMON COUNCIL OF THE CITY OF HARTFORD ON MAY 24, 1943. [SHOWN ON SURVEY]
- 14) AGREEMENT BETWEEN THE CITY OF HARTFORD AND KOPPERS GAS AND COKE COMPANY DATED JUNE 15, 1936 AND RECORDED IN VOLUME 713, PAGE 464 AND AS REFERENCED IN WARRANTY DEED FROM CURTIS M. MIDDLEBROOK TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED MARCH 9, 1948 AND RECORDED IN VOLUME 780, PAGE 376, ALL OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 15) MEMORANDUM OF AGREEMENT BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY, THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT DATED NOVEMBER 8, 1949 AND RECORDED IN VOLUME 780, PAGE 580 OF THE HARTFORD LAND RECORDS, AS AMENDED BY AMENDMENTS RECORDED IN VOLUME 961, PAGE 20, VOLUME 961, PAGE 23, VOLUME 1087, PAGE 335 AND IN VOLUME 1175, PAGE 620, ALL OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: PARTIALLY WITHIN SUBJECT AREAS A-1, G-a & G-b]
- 16) RIGHT TO CONNECT RAILROAD SIDING AS RESERVED BY THE CITY OF HARTFORD IN A QUIT CLAIM DEED TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED JANUARY 8, 1951 AND RECORDED IN VOLUME 876, PAGE 429 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]
- 17) EASEMENT FOR MAINTENANCE OF HIGHWAYS AND BRIDGE FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE STATE OF CONNECTICUT DATED DECEMBER 14, 1954 AND RECORDED IN VOLUME 950, PAGE 533 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: NORTH OF CURRENT CHARTER OAK BRIDGE.]

- 18) EASEMENT FOR PIPE LINE FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE HARTFORD GAS COMPANY DATED JUNE 8, 1955 AND RECORDED IN VOLUME 961, PAGE 231 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 19) EASEMENT FOR PIPE LINE FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO SOCONY MOBIL OIL COMPANY, INC. AND MAGNOLIA PIPE LINE COMPANY DATED MAY 17, 1961 AND RECORDED IN VOLUME 1072, PAGE 591 OF THE HARTFORD LAND RECORDS AS ASSIGNED BY AN EASEMENT ASSIGNMENT TO BUCKEYE PIPELINE, L.P. DATED AS OF MAY 5, 2015 AND RECORDED IN VOLUME 6959 AT PAGE 1 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: WITHIN SUBJECT AREAS A-1 & G-a NORTH OF CURRENT CHARTER OAK BRIDGE]
- 20) EASEMENT FOR FLOOD CONTROL FACILITIES FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE CITY OF HARTFORD AND GREATER HARTFORD FLOOD COMMISSION DATED FEBRUARY 13, 1963 AND RECORDED IN VOLUME 1099, PAGE 392 OF THE HARTFORD LAND RECORDS. [OVERFLOW DRAIN SHOWN ON SURVEY]
- 21) AGREEMENT BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY AND THE METROPOLITAN DISTRICT DATED OCTOBER 21, 1963 AND RECORDED IN VOLUME 1111, PAGE 730 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 22) RIGHT OF WAY AND EASEMENT FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED AUGUST 31, 1973 AND RECORDED IN VOLUME 1385, PAGE 151 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: EASTERLY OF SUBJECT AREA A-1 AND WESTERLY OF CONNECTICUT RIVER.]
- 23) AGREEMENT BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY AND THE METROPOLITAN DISTRICT DATED NOVEMBER 21, 1973 AND RECORDED IN VOLUME 1400, PAGE 163 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 24) SEWER EASEMENT FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE METROPOLITAN DISTRICT DATED AUGUST 29, 1977 AND RECORDED IN VOLUME 1614, PAGE 271 AND AMENDED IN VOLUME 7257, PAGE 143 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]
- 25) TERMS AND CONDITIONS OF A PERMIT TO THE CONNECTICUT RESOURCES RECOVERY AUTHORITY, METROPOLITAN DISTRICT COMMISSION AND THE CONNECTICUT LIGHT AND POWER COMPANY FOR THE CONSTRUCTION AND OPERATION OF A SOLID WASTE RESOURCES RECOVERY PLANT LOCATED ON RESERVE ROAD IN THE CITY OF HARTFORD, CONNECTICUT FROM THE STATE OF CONNECTICUT, DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED FEBRUARY 11, 1985 AND RECORDED IN VOLUME 2253, PAGE 25 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 26) INTENTIONALLY DELETED.
- 27) EASEMENT AND ACCESS RIGHTS TAKEN BY THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF TAKING DATED FEBRUARY 9, 1988 AND RECORDED IN VOLUME 2733, PAGE 222 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: PARTIALLY WITHIN SUBJECT AREAS A-1, G-a & G-b - NON ACCESS HIGHWAY]
- 28) ORDERS AND NOTICES OF COMPLIANCE ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION IN CONNECTION WITH THE CONNECTICUT LIGHT AND POWER COMPANY AND CONNECTICUT RESOURCES RECOVERY AUTHORITY AS FOLLOWS:
 - A) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1494 RECORDED ON MAY 6, 1997 IN VOLUME 3817, PAGE 29 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1494 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ON FEBRUARY 2, 2004 IN VOLUME 4950, PAGE 322 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
 - B) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 8116 RECORDED ON JULY 21, 1997 IN VOLUME 3844, PAGE 155 OF THE HARTFORD LAND RECORDS, AS AMENDED BY ADDENDUM NO. 1 TO ORDER NO. 8116 DATED MARCH 23, 1998 AND RECORDED IN VOLUME 3933, PAGE 292 OF THE HARTFORD LAND RECORDS; AND AS FURTHER AMENDED BY ADDENDUM NO. 2 TO ORDER NO. 8116 DATED JUNE 25, 1998 AND RECORDED IN VOLUME 3972, PAGE 61 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 8116 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ON AUGUST 18, 2003 IN VOLUME 4826, PAGE 280 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]

- C) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1520 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AGAINST CONNECTICUT LIGHT AND POWER COMPANY RECORDED AUGUST 17, 1999 IN VOLUME 4135, PAGE 354 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1520 RECORDED AUGUST 17, 1999 IN VOLUME 4135, PAGE 353 OF SAID LAND RECORDS. [NOT PLOTTABLE]
- D) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 8116A BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AGAINST CONNECTICUT RESOURCES RECOVERY AUTHORITY RECORDED MARCH 28, 2003 IN VOLUME 4733, PAGE 51 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- E) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1665 BY THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED ON APRIL 2, 2003 AGAINST THE CONNECTICUT LIGHT AND POWER COMPANY IN VOLUME 4736, PAGE 200 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1665 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JULY 1, 2003 IN VOLUME 4793, PAGE 166 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- F) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 8116A3 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 279 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- G) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 8116M1 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 281 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- H) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 8116M2 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 282 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- I) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 1494A BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 283 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- J) NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 8116A1 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION TO CONNECTICUT RESOURCES RECOVERY AUTHORITY ON AUGUST 18, 2003 IN VOLUME 4826, PAGE 277 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- K) NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 8116A2 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION TO CONNECTICUT RESOURCES RECOVERY AUTHORITY ON AUGUST 18, 2003 IN VOLUME 4826, PAGE 278 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- L) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE NO. 1494M, 1494 M2, 1494 M3, 1494 M4, 1494 M5, 1494 M6 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED ON FEBRUARY 2, 2004 IN VOLUME 4950, PAGE 323 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- M) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1983 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AGAINST CONNECTICUT RESOURCES RECOVERY AUTHORITY RECORDED ON MARCH 6, 2012 IN VOLUME 6526, PAGE 330 OF THE HARTFORD LAND RECORDS. CERTIFICATE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1983 WAS RECORDED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION ON JUNE 11, 2012 IN VOLUME 6564, PAGE 87 OF SAID LAND RECORDS. [NOT PLOTTABLE]
- 29) AGREEMENT GRANTING USE OF CERTAIN STRUCTURES TO INSTALL FIBER OPTIC CABLE AMONG NORTHEAST UTILITIES SERVICE COMPANY, THE CONNECTICUT LIGHT AND POWER COMPANY, WESTERN MASSACHUSETTS ELECTRIC COMPANY AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NECOM LLC DATED FEBRUARY 27, 1998 AND RECORDED IN VOLUME 3943, PAGE 313 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 30) SHORT FORM AGREEMENT FOR THE PROVISION OF FIBER OPTIC FACILITIES AND SERVICES AMONG NORTHEAST UTILITIES SERVICE COMPANY, THE CONNECTICUT LIGHT AND POWER COMPANY, WESTERN MASSACHUSETTS ELECTRIC COMPANY AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NECOM LLC DATED FEBRUARY 27, 1998 AND RECORDED IN VOLUME 3943, PAGE 321 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 31) TITLE TO THE ORIGINAL BED OF THE CONNECTICUT RIVER, AS THE SAME MAY HAVE BEEN INCREASED BY ACCRETION AND RELICTION, AND TO ANY PORTION OF LAND LYING BELOW THE MEAN HIGH WATER LINE OF THE CONNECTICUT RIVER, AS NOW OR FORMERLY ESTABLISHED, AS TITLE MAY BE IN THE STATE OF CONNECTICUT. [NOT PLOTTABLE]

32) INTENTIONALLY DELETED.

33) EASEMENTS, RESTRICTIONS, AGREEMENTS AND RESERVATIONS AS SET FORTH IN A DEED FROM THE CONNECTICUT LIGHT AND POWER COMPANY TO CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF APRIL 30, 2001 AND RECORDED IN THE HARTFORD LAND RECORDS ON APRIL 30, 2001 IN VOLUME 4373, PAGE 57. EASEMENT 1b RESERVED IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY IS AFFECTED BY A DECLARATION DATED JUNE 3, 2004 AND RECORDED IN VOLUME 5078, PAGE 299 OF SAID LAND RECORDS. [SHOWN ON SURVEY]

34) MATTERS AS SHOWN ON THIS SURVEY, AS FOLLOWS:

- A) VARIATIONS BETWEEN FENCES AND PROPERTY LINES.
- B) THIRTY (30) FOOT BUILDING SETBACK LINE AND BUILDING ENCROACHMENTS OVER SAME.
- C) CHANNEL ENCROACHMENT LINES.
- D) RIGHTS OF CONNECTICUT LIGHT AND POWER COMPANY d/b/a EVERSOURCE ENERGY IN AND TO UTILITY TOWERS, ELECTRIC POLES AND EQUIPMENT, TOWER, POLE AND EQUIPMENT FOUNDATIONS AND SWITCHYARD EQUIPMENT.
- E) RIGHTS OF THE CITY OF HARTFORD AND GREATER HARTFORD FLOOD COMMISSION IN AND TO DIKE WALL, FLOOD CONTROL STRUCTURES AND OVERFLOW PIPE.
- F) RIGHTS OF LAMAR CENTRAL OUTDOOR IN AND TO AN ADVERTISING SIGN POLE (BILLBOARD).
- G) RIGHTS OF THE CITY OF HARTFORD IN AND TO A RAILROAD SIDING.

35) PROPANE TANK EASEMENT FROM CONNECTICUT RESOURCES RECOVERY AUTHORITY TO CONNECTICUT LIGHT AND POWER COMPANY DATED MARCH 10, 2006 AND RECORDED IN VOLUME 5584, PAGE 172; AS MODIFIED BY AMENDMENT TO PROPANE TANK EASEMENT RECORDED ON AUGUST 22, 2014 IN VOLUME 6853 AT PAGE 176, ALL OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

36) DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION MADE BY CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF JANUARY 30, 2007 AND RECORDED IN VOLUME 5829, PAGE 339 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

37) DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION MADE BY CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF MAY 7, 2008 AND RECORDED IN VOLUME 6088, PAGE 297 OF THE HARTFORD LAND RECORDS; AS MAY BE AFFECTED BY AMENDMENT I DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION DATED AS OF NOVEMBER 13, 2015 AND RECORDED NOVEMBER 16, 2015 IN VOLUME 7009, PAGE 336 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

38) RIGHTS, COVENANTS, EASEMENTS AND AGREEMENTS AS SET FORTH IN A DEED FROM THE CONNECTICUT LIGHT AND POWER COMPANY TO CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF APRIL 8, 2009 AND RECORDED IN VOLUME 6204, PAGE 292 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

39) RESERVED EASEMENT MODIFICATION AGREEMENT BETWEEN CONNECTICUT RESOURCES RECOVERY AUTHORITY AND CONNECTICUT LIGHT AND POWER COMPANY DATED AS OF JANUARY 11, 2013 AND RECORDED IN VOLUME 6635, PAGE 252; AS MODIFIED BY SECOND RESERVED EASEMENT MODIFICATION AGREEMENT RECORDED NOVEMBER 13, 2013 IN VOLUME 6755 AT PAGE 316, ALL OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]

40) RIGHTS OF OTHERS IN AND TO OLD MEADOW ROAD CITED IN DEEDS OF PARCELS TO THE HARTFORD ELECTRIC LIGHT COMPANY. [NOT PLOTTABLE]

41) INTENTIONALLY DELETED.

42) INTENTIONALLY DELETED.

43) INTENTIONALLY DELETED.

44) DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION MADE BY MATERIALS INNOVATION AND RECYCLING AUTHORITY DATED AS OF NOVEMBER 13, 2015 AND RECORDED IN VOLUME 7010 AT PAGE 1 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

45) ACCESS EASEMENT AGREEMENT BETWEEN MATERIALS INNOVATION AND RECYCLING AUTHORITY AND CITY OF HARTFORD DATED AS OF DECEMBER 20, 2017 AND RECORDED IN VOLUME 7283, PAGE 325 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

46) GRANT OF EASEMENT BETWEEN MATERIALS INNOVATION AND RECYCLING AUTHORITY TO COMCAST OF CONNECTICUT, INC. DATED AS OF FEBRUARY 16, 2018 AND RECORDED IN VOLUME 7299, PAGE 135 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]



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300 MAXIM ROAD
100 RESERVE ROAD
HARTFORD, CONNECTICUT
PROPERTY OF MATERIALS INNOVATION AND
RECYCLING AUTHORITY

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING PROPOSED ENVIRONMENTAL LAND USE RESTRICTION SUBJECT AREAS.

TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE 3/26/18

THIS MAP IS NOT VALID WITHOUT LIVE SIGNATURE AND SEAL

A. RAFAEL MARTINEZ LLS

NO.	DATE	REVISIONS	BY	CHK	APPV
△	3-28-18	ATTORNEY COMMENTS	JBR	ARM	
△	2-13-18	DEEP & ATTORNEY COMMENTS	JBR	ARM	
△	3-27-17	ATTORNEY COMMENTS	JBR	ARM	
△	2-23-16	ATTORNEY COMMENTS	AM	ASF	
△	2-15-16	ATTORNEY COMMENTS	AM	ASF	
△	12-10-15	ATTORNEY COMMENTS	ASF	JB	
△	7-20-15	ATTORNEY COMMENTS	ASF	AM	
△	11-11-13	ATTORNEY COMMENTS	ASF	AM	
△	10-28-13	ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV
DRAWN BY: ASF		CHECKED BY: ARM	SCALE: AS NOTED	DATE: 3-08-13	

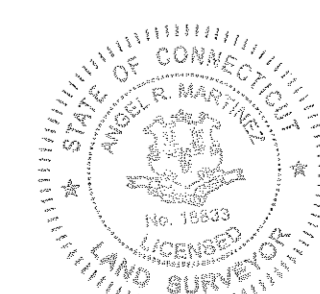


EXHIBIT C: DECLARATION OF ENVIRONMENTAL
LAND USE RESTRICTION AND GRANT OF
EASEMENT, PROPERTY OF MATERIALS INNOVATION AND
RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154ELUR.DWG	5 OF 6

MAP REFERENCES

- 1) "MAP SHOWING PROPERTY OF THE CONNECTICUT LIGHT & POWER COMPANY TO BE CONVEYED TO CONNECTICUT RESOURCES RECOVERY AUTHORITY MAXIM & RESERVE ROADS HARTFORD, CONNECTICUT," SCALE 1"=100', DATED DEC. 15, 2000, BY HRP ASSOCIATES, INC. SHEETS 1,2,3 & 4 OF 4.
- 2) "MAP SHOWING PROPERTY (PARCEL 3) TO BE ACQUIRED BY CONNECTICUT RESOURCES RECOVERY AUTHORITY AND RESERVED EASEMENT RETAINED BY CONNECTICUT LIGHT & POWER, RESERVE ROAD, HARTFORD, CONNECTICUT," SCALE 1"=100', DATED DEC. 6, 2007, BY HRP ASSOCIATES, INC.
- 3) "DEED RESTRICTION AREA, RESERVE ROAD AND MAXIM ROAD, HARTFORD, CONNECTICUT, PROPERTY OF CONNECTICUT RESOURCES RECOVERY AUTHORITY," DATED 1-15-07, BY MARTINEZ COUCH & ASSOCIATES LLC.
- 4) "DEED RESTRICTION AREA PBF-3 FORMER SWITCHYARD, RESERVE ROAD AND MAXIM ROAD, HARTFORD, CONNECTICUT, PROPERTY OF CONNECTICUT RESOURCES RECOVERY AUTHORITY," DATED 2-01-08 REVISED TO 11-5-15, BY MARTINEZ COUCH & ASSOCIATES LLC.
- 5) "DEED RESTRICTION MAP 115KV SWITCHYARD, RESERVE ROAD, HARTFORD, CONNECTICUT, PROPERTY OF CONNECTICUT RESOURCES RECOVERY AUTHORITY," DATED 6-5-12 REVISED TO 11-11-15, BY MARTINEZ COUCH & ASSOCIATES LLC.
- 6) "CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE CONNECTICUT LIGHT AND POWER CO. BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JULY 1987, BY CONNECTICUT DOT.
- 7) "TOWN OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JAN. 1987, BY CONNECTICUT DOT.
- 8) "TOWN OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JAN. 1987, BY CONNECTICUT DOT.
- 9) "TOWNS OF HARTFORD AND EAST HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM THE CONNECTICUT LIGHT & POWER CO. BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JAN. 1987, BY CONNECTICUT DOT.
- 10) "HARTFORD AND EAST HARTFORD CHARTER OAK BRIDGE ROUTES U.S. 5 AND CT. 15 OVER CONNECTICUT RIVER LAYOUT PLAN," DATED SEPT. 1, 1987, BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, SHEETS 28 & 29 OF 161.
- 11) "RECONSTRUCTION OF WESTERN APPROACHES AND RELATED ROADWAYS TO THE CHARTER OAK BRIDGE ROUTES U.S. 5 & 15, I-91 HARTFORD, CONN.," SCALE 1"=80', DATED AUGUST 22, 1988, SHEETS 98 & 102 OF 468.
- 12) "RECONSTRUCTION OF WESTERN APPROACHES AND RELATED ROADWAYS TO THE CHARTER OAK BRIDGE ROUTES U.S. 5 & 15, I-91 HARTFORD, CONN.," SCALE 1"=80', DATED AUGUST 22, 1988, SHEET 71-A OF 468.
- 13) "RIGHT OF WAY MAP TOWN OF HARTFORD INTERSTATE 91 FROM THE CHARTER OAK BRIDGE APPROACH NORTHERLY TO THE WHITEHEAD HIGHWAY," SCALE 1"=80', DATED APRIL 14, 1966 AND REVISED MAY 1978, BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SHEET 1 OF 3.
- 14) "SOUTH MEADOW STATION AND RIGHTS OF WAY," SCALE 1"=50', DATED JAN. 1943, BY THE HARTFORD ELECTRIC LIGHT CO. ENGINEERING DEPT. DWG NO. 05011.
- 15) "LAND IN SOUTH MEADOWS TO BE PURCHASED FROM CITY OF HARTFORD, HARTFORD, CONN.," SCALE 1"=100', DATED DECEMBER 1960, BY THE HARTFORD ELECTRIC LIGHT CO. GENERAL ENGINEERING DEPARTMENT. DWG NO. C233F15.
- 16) "MAP TO ACCOMPANY RIGHT OF WAY AGREEMENT BETWEEN THE SOCONY-VACUUM OIL COMPANY, INC. AND THE HARTFORD ELECTRIC LIGHT COMPANY," SCALE 1"=50', DATED JANUARY 18, 1945, BY THE HARTFORD ELECTRIC LIGHT CO. ENGINEERING DEPT. DWG. NO. 05317-A.
- 17) "PLAN TO ACCOMPANY EASEMENT AGREEMENT BETWEEN THE SOCONY VACUUM OIL CO. AND THE CITY OF HARTFORD," SCALE 1"=40', DATED JUNE 1941, BY DEPT. OF ENGINEERING, HARTFORD, CONN., DAYBOOK NO. 08232.
- 18) "PLAN OF PROPERTY IN THE SOUTH MEADOWS SHOWING LANDS INVOLVED IN THE PROPOSED INTERCHANGE BY CITY OF HARTFORD, STATE OF CONNECTICUT AND HARTFORD ELECTRIC LIGHT CO.," SCALE 1"=200', DATED JUNE 1948, BY CITY OF HARTFORD DEPARTMENT OF ENGINEERING, DAYBOOK NO. 08945.
- 19) "TOWN OF HARTFORD PLAN SHOWING EASEMENT TO BE ACQUIRED FROM THE HARTFORD ELECTRIC LIGHT CO. BY THE STATE OF CONNECTICUT HARTFORD BY-PASS," SCALE 1"=40', DATED MAY 1954.
- 20) "PIPE LINE R/W ACROSS LANDS OF THE HARTFORD ELECTRIC LIGHT CO., CITY OF HARTFORD, HARTFORD CO. CONN., MAGNOLIA PIPE LINE COMPANY DALLAS, TEXAS," SCALE 1"=40', DWG. NO. B-626-P.
- 21) "RIGHT OF WAY TO BE DEEDED TO THE SOUTHERN NEW ENGLAND TELEPHONE CO. SOUTH MEADOW STA., HARTFORD," SCALE 1"=100', DATED JUNE 8, 1973, BY THE HARTFORD ELECTRIC LIGHT CO. GENERAL ENGINEERING DEPARTMENT, DWG NO. M102V05.
- 22) "CHANNEL ENCROACHMENT LINES CONNECTICUT RIVER FROM WINDSOR TO WETHERSFIELD HARTFORD, CONN.," SCALE 1"=100', DATED MAY 1962, BY F.P. MOLLOY & ASSOC., SHEETS 3 & 4 OF 10. MAP NUMBERS 728 & 729.
- 23) "COMPILED PLAN-EASEMENT MODIFICATION TO BE ACQUIRED, LAND N/F CONNECTICUT RESOURCES RECOVERY AUTHORITY, RESERVE RD., HARTFORD, CT.," SCALE 1"=10', DATED 12/18/12, BY NORTHEAST UTILITIES SERVICE COMPANY, DWG. 23308.
- 24) "COMPILED MAP DEPICTING EASEMENT TO BE ACQUIRED FROM CONNECTICUT RESOURCES RECOVERY AUTHORITY MAXIM & RESERVE ROADS, HARTFORD, CONNECTICUT," SCALE 1"=10', DATED 1/16/06, BY NORTHEAST UTILITIES SERVICE CO. DWG. 22416.
- 25) "MAP TO ACCOMPANY AGREEMENT BETWEEN THE STANDARD OIL COMPANY OF NEW YORK AND THE HARTFORD ELECTRIC LIGHT COMPANY, HARTFORD CONN.," SCALE 1"=50', DATED APRIL 1919, BY SPENCER AND WASHBURN, INC.
- 26) "CITY OF HARTFORD ZONING MAP CITY OF HARTFORD, CONNECTICUT," JULY 2011, BY THE PLANNING DIVISION DEPARTMENT OF DEVELOPMENTAL SERVICES.
- 27) "TOPOGRAPHIC SITE PLAN CONNECTICUT RESOURCES RECOVERY AUTHORITY CONNECTICUT LIGHT AND POWER COMPANY PROPERTY MAXIM & RESERVE ROADS," DATED 08/25/04 BY TRC.
- 28) "AERIAL MAPPING HARTFORD, CT.," SCALE 1"=300, DATED 2006 & 2007 BY JAMES W. SEWALL COMPANY.
- 29) "CONNECTICUT RIVER FLOOD CONTROL HARTFORD, CONNECTICUT SOUTH MEADOWS POWER STATION CONDUITS SITE PLAN, EXPLORATIONS AND INDEX," SCALE 1"=40', DATED MAR. 1963, BY U.S. ARMY ENGINEER DIVISION, NEW ENGLAND CORPS OF ENGINEERS.
- 30) "CONNECTICUT RIVER FLOOD CONTROL HARTFORD, CONNECTICUT SOUTH MEADOWS POWER STATION CONDUITS OVERFLOW DRAIN PLANS, PROFILE, SECTIONS AND DETAILS," SCALE 1"=50', DATED MAR. 1963, BY U.S. ARMY ENGINEER DIVISION, NEW ENGLAND CORPS OF ENGINEERS.
- 31) "EASEMENT PLAN, MAP SHOWING EASEMENT TO BE GRANTED TO THE CITY OF HARTFORD ACROSS PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, 100 RESERVE ROAD, HARTFORD, CONNECTICUT," SCALE 1"=20', DATED 9-29-2017, PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC.
- 32) "EASEMENT PLAN, MAP SHOWING EASEMENT TO BE GRANTED TO COMCAST ACROSS PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, 100 RESERVE ROAD, HARTFORD, CONNECTICUT," SCALE 1"=20', DATED 1-08-2018, PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC.

PROPERTY DESCRIPTION: 300 MAXIM ROAD

PROPERTY OWNED BY MATERIALS INNOVATION AND RECYCLING AUTHORITY, 300 MAXIM ROAD IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY STREETLINE OF MAXIM ROAD AND THE WESTERLY CHANNEL ENCROACHMENT LINE, SAID POINT BEING S68°14'36"W A DISTANCE OF 134.65 FEET MORE OR LESS FROM THE WESTERLY BANK OF THE CONNECTICUT RIVER, THENCE RUNNING ALONG THE NORTHERLY STREETLINE OF MAXIM ROAD S68°14'36"W A DISTANCE OF 796.28 FEET TO A POINT, THENCE RUNNING S73°02'06"W A DISTANCE OF 374.55 FEET TO A POINT, THENCE RUNNING N20°53'47"W A DISTANCE OF 762.43 FEET TO A POINT, THENCE RUNNING S56°10'25"W A DISTANCE OF 142.47 FEET TO A POINT, THENCE RUNNING N34°13'14"W A DISTANCE OF 198.37 FEET TO A POINT, THENCE RUNNING S55°46'46"W A DISTANCE OF 460.61 FEET TO A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD, THE LAST FOUR COURSES BEING ALONG LAND OF CONNECTICUT LIGHT AND POWER, THENCE RUNNING N34°13'54"W A DISTANCE OF 580.00 FEET TO A POINT, THENCE RUNNING N82°04'29"E A DISTANCE OF 333.11 FEET TO A POINT, THENCE RUNNING N38°50'57"W A DISTANCE OF 420.45 FEET TO A POINT, THENCE RUNNING N51°09'29"E A DISTANCE OF 546.50 FEET TO A POINT, THENCE RUNNING S44°04'07"E A DISTANCE OF 38.17 FEET TO A POINT, THENCE RUNNING S76°40'43"E A DISTANCE OF 72.96 FEET TO A POINT, THENCE RUNNING S40°53'11"E A DISTANCE OF 103.83 FEET TO A POINT, THENCE RUNNING S47°53'47"E A DISTANCE OF 123.03 FEET TO A POINT, THENCE RUNNING S74°57'58"E A DISTANCE OF 39.90 FEET TO A POINT, THENCE RUNNING N34°11'24"E A DISTANCE OF 154.74 FEET TO A POINT, THENCE RUNNING N55°31'23"W A DISTANCE OF 36.00 FEET TO A POINT, THENCE RUNNING N34°56'53"E A DISTANCE OF 47.11 FEET TO A POINT, THENCE RUNNING N56°17'32"W A DISTANCE OF 33.57 FEET TO A POINT, THENCE RUNNING N33°17'46"E A DISTANCE OF 25.39 FEET TO A POINT, THENCE RUNNING N55°09'26"W A DISTANCE OF 2.69 FEET TO A POINT, THENCE RUNNING N64°31'55"W A DISTANCE OF 27.62 FEET TO A POINT, THENCE RUNNING N55°15'00"W A DISTANCE OF 13.57 FEET TO A POINT, THENCE RUNNING N49°02'47"W A DISTANCE OF 31.76 FEET TO A POINT, THENCE RUNNING N29°28'30"E A DISTANCE OF 15.87 FEET TO A POINT, THENCE RUNNING N51°05'04"W A DISTANCE OF 128.44 FEET TO A POINT, THENCE RUNNING N48°41'26"W A DISTANCE OF 324.14 FEET TO A POINT, THENCE RUNNING S55°32'16"W A DISTANCE OF 109.48 FEET TO A POINT, THENCE RUNNING S55°33'03"W A DISTANCE OF 228.07 FEET TO A POINT, THE LAST TWENTY FOUR COURSES ALONG LAND OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, THENCE RUNNING N55°41'03"W A DISTANCE OF 36.57 FEET TO A POINT OF CURVATURE, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°35'54", A RADIUS OF 3011.88 FEET AND AN ARC LENGTH OF 452.00 FEET TO A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD, THE LAST TWO COURSES BEING ALONG LAND OF THE CITY OF HARTFORD, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°45'38", A RADIUS OF 380.99 FEET AND AN ARC LENGTH OF 191.24 FEET TO A POINT, THENCE RUNNING N44°05'54"W A DISTANCE OF 352.85 FEET TO A POINT, THE LAST TWO COURSES BEING ALONG THE STREETLINE OF RESERVE ROAD, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°55'32", A RADIUS OF 2614.00 FEET AND AN ARC LENGTH OF 42.23 FEET TO A POINT, THENCE RUNNING N49°28'30"E A DISTANCE OF 93.13 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°32'16", A RADIUS OF 2697.00 FEET AND AN ARC LENGTH OF 25.31 FEET TO A POINT, THE LAST THREE COURSES BEING ALONG LAND OF STATE OF CONNECTICUT, THENCE RUNNING S58°40'05"E A DISTANCE OF 324.25 FEET TO A POINT, THENCE RUNNING S64°29'25"E A DISTANCE OF 519.78 FEET TO A POINT, THENCE RUNNING S25°30'35"W A DISTANCE OF 6.00 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°23'24", A RADIUS OF 2000.00 FEET AND AN ARC LENGTH OF 362.68 FEET TO A POINT, THENCE RUNNING N55°43'12"E A DISTANCE OF 194.73 FEET MORE OR LESS TO THE WESTERLY BANK OF THE CONNECTICUT RIVER, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A MEANDERING LINE BEING ALONG THE WESTERLY BANK OF THE CONNECTICUT RIVER 2500 FEET MORE OR LESS TO A POINT IN THE PROJECTED INTERSECTION OF THE NORTHERLY STREETLINE OF MAXIM ROAD, THENCE RUNNING S68°14'36"W A DISTANCE OF 134.65 FEET MORE OR LESS TO THE POINT AND PLACE OF BEGINNING.

PROPERTY DESCRIPTION: 100 RESERVE ROAD

PROPERTY OWNED BY MATERIALS INNOVATION AND RECYCLING AUTHORITY, 300 MAXIM ROAD IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD AND THE SOUTHWESTERLY CORNER OF LAND OF CITY OF HARTFORD, THENCE RUNNING N55°46'57"E A DISTANCE OF 537.01 FEET TO A POINT, THENCE RUNNING N55°33'03"E A DISTANCE OF 228.07 FEET TO A POINT, THENCE RUNNING N55°32'16"E A DISTANCE OF 109.48 FEET TO A POINT, THENCE RUNNING S48°41'26"E A DISTANCE OF 324.14 FEET TO A POINT, THENCE RUNNING S51°05'04"E A DISTANCE OF 128.44 FEET TO A POINT, THENCE RUNNING S29°28'30"W A DISTANCE OF 15.87 FEET TO A POINT, THENCE RUNNING S49°02'47"E A DISTANCE OF 31.76 FEET TO A POINT, THENCE RUNNING S55°15'00"E A DISTANCE OF 13.57 FEET TO A POINT, THENCE RUNNING S64°31'55"E A DISTANCE OF 27.62 FEET TO A POINT, THENCE RUNNING S55°09'26"E A DISTANCE OF 2.69 FEET TO A POINT, THENCE RUNNING S33°17'46"W A DISTANCE OF 25.39 FEET TO A POINT, THENCE RUNNING S36°17'32"E A DISTANCE OF 33.57 FEET TO A POINT, THENCE RUNNING S34°56'53"W A DISTANCE OF 47.11 FEET TO A POINT, THENCE RUNNING S55°31'23"E A DISTANCE OF 36.00 FEET TO A POINT, THENCE RUNNING S34°11'24"W A DISTANCE OF 154.74 FEET TO A POINT, THENCE RUNNING N74°57'38"W A DISTANCE OF 39.90 FEET TO A POINT, THENCE RUNNING N47°53'47"W A DISTANCE OF 123.03 FEET TO A POINT, THENCE RUNNING N40°53'11"W A DISTANCE OF 103.83 FEET TO A POINT, THENCE RUNNING N76°40'43"W A DISTANCE OF 72.96 FEET TO A POINT, THENCE RUNNING N54°46'39"W A DISTANCE OF 71.53 FEET TO A POINT, THENCE RUNNING N44°04'07"W A DISTANCE OF 38.17 FEET TO A POINT, THENCE RUNNING S51°09'29"W A DISTANCE OF 546.50 FEET TO A POINT, THENCE RUNNING S38°50'57"E A DISTANCE OF 420.45 FEET TO A POINT, THENCE RUNNING S82°04'29"W A DISTANCE OF 333.11 FEET TO A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD, THE LAST TWENTY FOUR COURSES ALONG LAND OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, THENCE RUNNING N34°13'54"W A DISTANCE OF 276.47 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°10'30", A RADIUS OF 359.26 FEET AND AN ARC LENGTH OF 270.72 FEET TO A POINT, THENCE RUNNING N08°56'36"E A DISTANCE OF 57.81 FEET TO THE POINT AND PLACE OF BEGINNING.

STRUCTURE NO. FEATURE DESIGNATED AS A PERMANENT STRUCTURE ON SHEET 4 OF 6 AS SUPPLIED BY TRC.

1	UTILITY TOWER FOUNDATION
2	BILLBOARD SIGN FOUNDATION
3	LARGE ELECTRICAL POLE FOUNDATIONS
4	UTILITY TOWER FOUNDATION
5	ELECTRICAL EQUIPMENT FOUNDATIONS
6	FOUNDATION OF BACKFLOW PREVENTER SHED
7	UTILITY TOWER FOUNDATIONS
8	LARGE ELECTRICAL POLE FOUNDATION
9	FUEL OIL ABOVEGROUND STORAGE TANK (AST)
10	FOUNDATION OF PUMP HOUSE NEAR FUEL AST
11	CONCRETE END-WALL
12	CONCRETE PADS AND FOUNDATIONS AND JET TURBINE FOUNDATIONS
13	TRUCK SCALE
14	COAL POND/COAL PILE LINER AND CONCRETE "PILLOWS"
15	TWO CONCRETE STRUCTURES ALONG THE NORTHERN SIDE OF THE COAL POND
16	CONCRETE PORTIONS OF THE FORMER COAL CONVEYOR SYSTEM
17	CONCRETE FOUNDATIONS ASSOCIATED WITH THE CONVEYOR SYSTEM
18	VARIOUS CONCRETE PADS ADJACENT TO THE SOUTHEASTERN CORNER OF THE MAIN PBF BUILDING
19	THREE ABOVEGROUND, VERTICAL STORAGE TANKS
20	CONCRETE STRUCTURE
21	CONCRETE FLOOD DIKE WALL
22	SILLO FOUNDATION
23	CONCRETE FOUNDATIONS UNDERLYING THE VENTILATION EQUIPMENT
24	CONCRETE FOUNDATIONS UNDERLYING THE THERMAL OXIDIZER EQUIPMENT
25	CONCRETE TRUCK RAMP
26	CONCRETE FOUNDATIONS UNDERLYING THE VENTILATION EQUIPMENT
27	TRUCK SCALES
28	TRUCK SCALE



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300 MAXIM ROAD
100 RESERVE ROAD
HARTFORD, CONNECTICUT
PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 28, 1986. IT IS A PROPERTY BOUNDARY SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING PROPOSED ENVIRONMENTAL LAND USE RESTRICTION SUBJECT AREAS.

TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE: 3/26/18

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL

A. RAFAEL MARTINEZ LLS

3-28-18	ATTORNEY COMMENTS	JBR	ARM		
2-13-18	DEEP & ATTORNEY COMMENTS	JBR	ARM		
3-27-17	ATTORNEY COMMENTS	JBR	ARM		
2-23-16	ATTORNEY COMMENTS	AM	ASF		
2-15-16	ATTORNEY COMMENTS	AM	ASF		
12-10-15	ATTORNEY COMMENTS	ASF	JB		
7-20-15	ATTORNEY COMMENTS	ASF	AM		
11-11-13	ATTORNEY COMMENTS	ASF	AM		
10-28-13	ATTORNEY COMMENTS	ASF	AM		
NO.	DATE	REVISIONS	BY	CHK	APPV
DRAWN BY: ASF		CHECKED BY: ARM	SCALE: AS NOTED	DATE: 3-08-13	

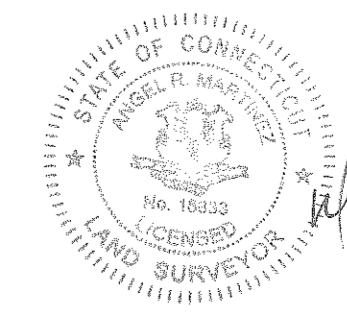


EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154E.LUR.DWG	6 OF 6

Attachment B – Table of Existing Environmental Documentation

Environmental Investigation and Remediation Reports

Previous investigations and remedial activities performed at the Site have been documented in the following reports, listed in chronological order, which have been submitted to the CTDEEP:

Author	Date	Report Title
Land Tech Remedial	December 1995	<i>Subsurface Investigations and Remedial Installation Report.</i>
HRP Associates Inc.	October 1998	<i>Phase I Environmental Site Assessment Report CRRA Power Block Facility and Waste Processing Facility Maxim Road and Reserve Road Hartford, Connecticut.</i>
Metcalf & Eddy Inc.	March 1999	<i>Phase I Environmental Assessment Connecticut Light and Power Company South Meadow Station Hartford.</i>
HRP Associates Inc.	June 1999	<i>Subsurface Investigation Report Mid-Connecticut Project Maxim and Reserve Roads Hartford Connecticut.</i>
Metcalf & Eddy Inc.	July 1999	<i>Phase II Field Investigation Report South Meadows Hartford.</i>
HRP Associates Inc.	June 1999	<i>Mercury Boiler Investigation.</i>
TRC Environmental Corp.	October 2001	<i>Phase III Work Plan.</i>
TRC Environmental Corp.	June 2002	<i>Sample Work Plan for Area 7B.</i>
TRC Environmental Corp.	September 2002	<i>Phase III Remedial Investigation Report.</i>
TRC Environmental Corp.	June 2003	<i>Supplemental Phase III Site Investigation Report.</i>
TRC Environmental Corporation	September 2003.	<i>Specifications: Remediation of Areas WPF-4, 1-2, 1-3, 1-4, 1-5, 1-6 and PBF-5 by Soil Excavation South Meadows Station.</i>
TRC Environmental Corp.	February 2004	<i>Sampling Work Plan for the Track Hopper Room and Soils Below the Mercury Boiler Room.</i>
TRC Environmental Corp.	March 2004	<i>Closure Report; South Meadows Former Mercury Boiler Room Decommissioning & Demolition.</i>
TRC Environmental Corp.	July 2004.	<i>Excavation Remedial Action Plan for Area PBF-3 Former Transformer/Switchyard.</i>
TRC Environmental Corp.	August 2004	<i>Supplemental Site Investigation Area WPF-4 and Area 1-2.</i>

Author	Date	Report Title
TRC Environmental Corp.	April 2005	<i>Area PBF-3 PCB Remedial Action Plan.</i>
TRC Environmental Corp.	July 2005	<i>Track Hopper Room Investigation Report.</i>
TRC Environmental Corp.	August 2005	<i>95 Percent Upper Confidence Limit Determination for Arsenic.</i>
TRC Environmental Corp.	January 2006	<i>Remedial Action Plan for Soils Beneath Remaining Structure at the Former Mercury Boiler Room.</i>
TRC Environmental Corp.	January 2006	<i>Parcel No. 3 (CL&P Parcel) Remedial Action Plan.</i>
TRC Environmental Corp.	March 2006	<i>Remedial Action Plan for Area PBF-4 Former PCB Oil Storage Tanks.</i>
TRC Environmental Corp.	April 2006	<i>Soil Investigation Report Electrical Switchyards Parcel 3.</i>
TRC Environmental Corp.	June 2006	<i>Waste Processing Facility Engineered Control Remedial Action Plan.</i>
TRC Environmental Corp.	June 2006	<i>Waste Processing Facility Remedial Action Plan.</i>
TRC Environmental Corp.	July 2006	<i>Remedial Action Plan for Former PCB Storage Tank Piping and Appurtenances.</i>
TRC Environmental Corp.	February 2007	<i>Waste Processing Facility Area 3 Asbestos Containing Materials Investigation Work Plan.</i>
TRC Environmental Corp.	February 2007	<i>Remedial Action Plan for Area 3.</i>
TRC Environmental Corp.	September 2007	<i>Remedial Action Plan for Soil Beneath Former 1927 Boiler Room Addition.</i>
TRC Environmental Corp.	September 2008	<i>Specifications; Track Hopper Room Remediation.</i>
TRC Environmental Corp.	March 2010	<i>Remedial Action Report: Former PCB Storage Tank Piping and Appurtenances.</i>
TRC Environmental Corp.	April 2010	<i>Self-Implementing Cleanup Plan for 115 kV Switchyard.</i>
TRC Environmental Corp.	November 2011	<i>Remedial Action Report Retained Parcel 115 kV Switchyard.</i>
TRC Environmental Corp.	January 2012	<i>Fuel Farm (Area 2-2) Remedial Action Plan.</i>
TRC Environmental Corp.	September 2012	<i>Remedial Action Report Area PBF-3/Former Transformer Switchyard.</i>
TRC Environmental Corp.	September 2012	<i>Waste Processing Facility Storm Water Detention Basin Engineered & Access Control Remedial Action Plan.</i>
TRC Environmental Corp.	October 2012	<i>Fuel Line (Delineation Area 2) Engineered Control Remedial Action Plan.</i>
TRC Environmental Corp.	November 2012	<i>Fuel Oil Line Investigation Report.</i>
TRC Environmental Corp.	November 2012	<i>Waste Processing Facility Storm Water Detention Basin Engineered & Access Control Remedial Action Plan.</i>

Author	Date	Report Title
TRC Environmental Corp.	April 2013	<i>Remedial Action Report: Area PBF-4 Former PCB Oil Storage Tanks.</i>
TRC Environmental Corp.	March 2013	<i>Alternative SWPC Application and PMC Exception Document.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Area 1-3: Excavation of ETPH impacted Soils.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Area 1-6: Former Vanadium Pile.</i>
TRC Environmental Corp.	January 2014	<i>Remedial Action Report: Area 2-1/2-2: Fuel Farm.</i>
TRC Environmental Corp.	January 2014	<i>Remedial Action Report: Area 1-2 1-4 and 1-5: Coal Pond/Coal Pile Areas.</i>
TRC Environmental Corp.	July 2013	<i>Remedial Action Report: PBF-1 Mercury Boiler Room, Track Hopper Room, PBF-4 and PBF-5.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Waste Processing Facility Area 4.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Waste Processing Facility Areas 1, 2 and 3.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Waste Processing Facility Areas 4 and 5.</i>
TRC Environmental Corp.	November 2013	<i>Memorandum: Bollard Excavation/Remediation.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Fuel Line (Delineation Area 2)</i>
TRC Environmental Corp.	December 2013	<i>Remedial Action Report: Waste Processing Facility Storm Water Detention Basin.</i>
TRC Environmental Corp.	February 2014	<i>Remedial Action Report: Areas 3-2 and 3-3</i>
TRC Environmental Corp.	February 2014	<i>Remedial Action Report: Area 3-1.</i>
TRC Environmental Corp.	February 2014	<i>Memorandum: WPF Storm Water Basin Fence Line Remediation.</i>
TRC Environmental Corp.	November 2015	<i>Remedial Action Report: PBF Wetlands A and E.</i>
Materials Innovation and Recycling Authority	April 18, 2018*	<i>Declaration of Environmental Land Use Restriction and Grant of Easement</i>
TRC Environmental Corp.	May 2018	<i>Verification Report</i>
<p>* The <i>Declaration of Environmental Land Use Restriction and Grant of Easement</i> includes six (6) associated survey map sheets, and was recorded in the City of Hartford Land Records on April 20, 2018.</p>		

Other Documents of Interest

Author	Date	Report Title
Fuss & O'Neill Inc.	March 2002	<i>Connecticut Light & Power Company and Connecticut Resources Recovery Authority Drainage Study of Parcel 1 South Meadows Generating Station and Regional Trash-to-Energy Facility</i>

Author	Date	Report Title
HRP Associates Inc.	March 29, 2012	<i>Hazardous Materials Survey Report, Northern Portion of the Administration Building, South Meadows Station, Gate 20 Reserve Road, Hartford, Connecticut</i>
HRP Associates Inc.	January 17, 2014	<i>Hazardous Materials Abatement Documentation Northern Portion of the CRRA Facility Administration Building, Gate 20 Reserve Road, Hartford, Connecticut</i>
Greater Hartford Flood Commission	May 10, 2022	<i>Hartford Flood Protection System – Emergency Action Planning, Materials Innovation and Recycling Authority Site (MIRA), Hartford, Connecticut</i>
TRC Environmental Corp.	May 2022	<i>Closure Plan for CSWS Resource Recovery Facility (RFP Attachment C)</i>
Greater Hartford Flood Commission	August 5, 2022	<i>Letter to CT-DEEP RE: MIRA Closure Plan Dated May 2022 (RFP Attachment C)</i>
CT-DEEP	October 14, 2022	<i>Request for Additional Information for Closure Plan for CSWS Resource Recovery Facility (RFP Attachment C)</i>
Materials Innovation and Recycling Authority	January 5, 2023	<i>Response to Request for Additional Information Regarding Closure Plan, Materials Innovation and Recycling Authority – Hartford RRF (RFP Attachment C)</i>

MIRA was originally created under Public Act 14-94 in June 2014 as successor to the former Connecticut Resources Recovery Authority (CRRA). This was done in the same manner that the MIRA Dissolution Authority now succeeds MIRA. In 2014, MIRA assumed control of CRRA's assets, rights, duties, and obligations and continued its ongoing business. MIRA was, and the MIRA Dissolution Authority now is, a public instrumentality and political subdivision of the State engaged in specifically defined waste management service functions.

The underlying statutory powers of MIRA assumed by the Authority are to plan, design, construct, finance, manage, own, operate and maintain solid waste disposal, volume reduction, recycling, intermediate processing, resource recovery and related support facilities necessary to carry out the State's Solid Waste Management Plan. The Authority may provide solid waste management services to municipalities and others in the State by receiving solid waste at its facilities, recovering resources from such solid waste, and generating revenues from such services sufficient for it to operate on a self-sustaining basis. ***Once the MIRA dissolution process is complete, these underlying statutory powers, and the statutes establishing the MIRA Dissolution Authority, are repealed.***

In addition to originally establishing MIRA, Public Act 14-94 established a consultative partnership between MIRA and the State's Department of Energy and Environmental Protection (DEEP) intended to bring about a redevelopment of the Resource Recovery Facility in Hartford. However, following a multi-year sustained effort, the redevelopment did not proceed due to an absence of support from key stakeholders. Major considerations precluding redevelopment of the Hartford Resource Recovery Facility included the nature of refurbishment work in relation to the level of investment required, increased tipping fees and community impacts.

In response to these circumstances, and considering the facility's age, serviceability and reliability, MIRA undertook a managed shut down of the Hartford Resource Recovery Facility and transitioned to waste transfer operations provided through operation of its transfer stations.

The Resource Recovery Facility stopped receiving waste deliveries, and processing waste into "refuse derived fuel", on July 11, 2022. Combustion of waste stopped on July 19, 2022 and the final shipment of ash left the facility on August 5, 2022. Since then, waste, refuse derived fuel and ash residue has been broom cleaned, equipment oils, fuels and lubricants have been properly removed, radioactive measuring devices have been removed, remaining energy consumption minimized, explosive blast cleaning of the boilers was undertaken and bag house filter bags removed. The Jet Turbine Facility also located at the Site was then shut down effective May 31, 2023. The facility was physically disabled from starting and associated operating permits surrendered. The Authority's corporate offices are now located at the Site.

Attachment 2(b)

Clean Copy of Second Full Draft RFP

REQUEST FOR PROPOSALS
To Conduct
THE SOUTH MEADOWS REDEVELOPMENT
CONSIDERATIONS STUDY

**(SITE OF THE SHUTTERED MIRA RESOURCE RECOVERY FACILITY AND
JET TURBINE FACILITY)**

(RFP Number [REDACTED])

MIRA Dissolution Authority
300 Maxim Road
Hartford, Connecticut 06114

CLEAN COPY

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 - C. Notice of Interest
 - D. Availability of RFP
 - E. Mandatory Site Tour
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- IV. Attachments and Forms
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 - B. Table of Existing Environmental Documentation
 - C. Closure Plan and Correspondence
 - D. Proposed Agreement
 - E. Proposal Form
 - F. Background Questionnaire
 - G. Questionnaire Concerning Affirmative Action, Small Business Contractors And Occupational Health And Safety

I. Request for Proposals:

A. Background and Scope

The MIRA Dissolution Authority (“the Authority”) is the owner of the approximate 80 acre site of the now shuttered MIRA Resource Recovery Facility and Jet Turbine Facility located in the South Meadows section of Hartford, CT and more specifically identified as 300 Maxim Road and 100 Reserve Road in Hartford (the “South Meadows Site” or “Site”). A general layout of the South Meadows Site is provided in Attachment A.

The MIRA Resource Recovery Facility was shut down due to its age, serviceability and reliability following unsuccessful efforts at its redevelopment. The Resource Recovery Facility stopped receiving, processing and combusting waste in July 2022. Since then, the facility has been broom cleaned, equipment oils, fuels and lubricants have been properly removed, explosive blast cleaning of the boilers was performed and bag house filter bags have been removed. The Jet Turbine Facility also located at the Site was then shut down effective May 31, 2023. The Authority’s corporate offices are now located at the Site.

The Authority seeks proposals from lead consultant and environmental engineers, including subject matter experts as required, to conduct a study that will result in a report (known herein as the “Report of the South Meadows Redevelopment Considerations Study”) to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site and to assist the Authority in engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site.

The Authority was created by the State of Connecticut effective July 1, 2023 with passage of Public Act 23-170. The Authority replaces the Materials Innovation and Recycling Authority (MIRA) and was established largely in response to the shutdown of MIRA’s Resource Recovery Facility in Hartford. The Authority has effectively assumed control over all of MIRA’s assets, underlying statutory duties, authorities and capabilities, and it continues MIRA’s ongoing waste transfer operations until acceptable alternatives become available, but it has also been charged with additional activities related to MIRA’s dissolution.

In addition to being charged with undertaking the South Meadows Redevelopment Considerations Study contemplated herein, the Authority will further wind down MIRA’s operations and activities in an orderly and responsible manner which may include the marketing and sale of its surplus property and facilities. Upon conclusion of the dissolution process, currently anticipated as early as July 1, 2025, but not later than July 1, 2026, any remaining rights, real or personal property of the Authority will pass to and vest in the State of Connecticut including, but not limited to, the South Meadows Site. It is expected that the **Report of the South Meadows Redevelopment Considerations Study** to be produced by the successful Proposer to this RFP will play a key role in guiding future redevelopment of the Site as the MIRA dissolution process evolves. Additional information on the Authority’s creation and the MIRA dissolution process can be found at <https://www.ctmira.org/>.

Summary Scope of Work

The successful Lead Proposer and any Subject Matter Experts (“Proposer”) will be expected to undertake all work necessary to answer the Authority’s charge to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site. The Authority recognizes that such environmental needs and knowledge will vary dependent on the nature of the redevelopment ultimately to occur. Accordingly, the *Report of the South Meadows Redevelopment Considerations Study* is expected to document existing environmental conditions, frame alternative unconstrained redevelopment concepts, and document the immediate environmental needs and knowledge associated with those alternative concepts.

Existing Environmental Conditions

The South Meadows Site is an “Establishment” under Connecticut’s “Transfer Act” which stems from its original development and operation as a coal fired electric plant in the 1920s. It was converted to petroleum fuels by the 1940s and then to its Resource Recovery operation in the early 1980s. The site was purchased by the then “Connecticut Resources Recovery Authority” in 2001 which triggered the requirement to investigate and remediate prior environmental contamination. There were 44 areas of concern identified through thousands of soil samples taken, and the Site went through 12 years of active remediation work including removal of 60,000 tons of impacted soil, pumping and treatment of ground water, installation of engineered controls, imposition of deed restrictions and environmental land use restrictions. A Verification Report (that the required remediation was complete) was initially submitted to the Connecticut Department of Energy and Environmental Protection (CT DEEP) on June 26, 2018. However, additional contaminants were discovered in January 2019 causing rejection of the Verification Report. The necessary additional remediation activities are presently underway. This work is expected to be completed in the fall of 2023 at which time the Verification Report will be updated and resubmitted. An extensive volume of information is publicly available as a result of these efforts including but not limited to the environmental site assessments, remediation activities and reports, Environmental Land Use Restrictions (ELURs) and Verification Report as listed on Attachment B.

In addition to the steps already taken to properly shut down the Resource Recovery Facility, a formal “Closure Plan” is required by regulation to be submitted to CT DEEP for its approval and then implemented. MIRA submitted its formal Closure Plan CT DEEP in May 2022. The major elements of work primarily represented additional removal of commercial chemical products, draining and sealing of tanks and vessels, more extensive cleaning of equipment and building surfaces and storm water drainage systems, sealing floor drains, cleaning the coal pond, cleaning and dismantling the duct work that joins the waste processing and power block components of the facility, sealing the cooling and service water intakes and discharges and removing lamps, batteries and smoke detectors. The work was estimated and funded at \$3.3 million. Comments on the Closure Plan were received from CT DEEP on October 14, 2022, which MIRA responded to on January 5, 2023. As part of its reply, MIRA agreed to additional work involving non accessible storm drain and floor drain systems, removal of coal, coordination with the US Army Corps, Greater Hartford Flood Commission, City of Hartford and CT DEEP, oversight by an independent engineer, and removal of caulking containing PCBs from the former NU Admin

Building. Approval of the Closure Plan is pending. Copies of the Closure Plan and subsequent correspondences are included as Attachment C.

The Authority has engaged TRC Environmental Corporation over an extended period as the Certifying Party for the Site remediation under Connecticut's Transfer Act (TRC executed a Form III for the Site under Connecticut's Transfer Act as the Certifying Party). TRC's role excludes the redevelopment of the Site and is limited to pre-existing (prior to December 2000) environmental conditions and other exclusions, and remediation to commercial/industrial standards based on the then-current site use and configuration of structures. The remediation that has been performed to date includes a number of environmental use restrictions (EURs) which will be included in the document review associated with this RFP. The Authority has separately engaged TRC for purposes of preparing the Closure Plan for the now shuttered MIRA Resource Recovery Facility. The Authority continues to retain TRC under an "On Call" contract and will make copies of its publicly-available work products readily available to the successful Proposer. Some documents are available in hard-copy form only, while others are available in electronic (PDF) form. TRC is not prohibited from proposing as a Proposer or Subject Matter Expert under this RFP. During the term of the RFP process, Proposers are otherwise prohibited from contacting TRC with any questions regarding this RFP or Site environmental conditions. Proposers should refer to Attachment B for publicly available environmental information.

The selected Proposer will be expected to review and compile existing information and analyses available through the Verification Report, Closure Plan and other sources as necessary in order to document environmental remediation work completed and planned and how such work impacts upon the immediate environmental needs and knowledge necessary for future alternative development concepts. The selected Proposer will further assess the impact of an unapproved Verification Report and / or unapproved Closure Plan upon the South Meadows Redevelopment Considerations Study (if applicable).

Conceptual Site Considerations

The selected Proposer will be expected to review and document existing conditions on the Site that may impact redevelopment and assist in formulating alternative high level unconstrained development concepts to be assessed. This is expected to include:

- Review and documentation of existing Site infrastructure including Site boundaries, buildings, utilities and other structures historically supporting the Site's energy generation and waste management uses.
- Survey of all buildings for "Hazardous Building Materials" (HBMs – asbestos, lead-based paint, PCBs) in accordance with all applicable Federal, State and Local rules, regulations, and guidance.
 - Inspection of all buildings to inventory potential HBMs (types, locations, estimated quantities)
 - Sampling of potential HBMs to confirm status
 - Estimate the costs to abate all HBMs for building renovation or demolition
 - Estimate the costs to demolish all buildings following HBM abatement

- Review and document the roles and responsibilities of the Army Corps of Engineers, Greater Hartford Flood Commission and Property Owner in the ongoing inspection, maintenance and operation of the Site's Flood Protection System including dike penetrations being dealt with in the Closure Plan, other legacy penetrations associated with prior Site uses, and other Site infrastructure encroachments on the Flood Protection System. The selected Proposer will specifically address the following in this context:
 - Review letter dated May 10, 2022, including its associated Appendices A through D, from the Greater Hartford Flood Commission (GHFC) to the Materials Innovation and Recycling Authority RE: Hartford Flood Protection System - Emergency Action Planning.
 - Produce an Operation, Inspection and Maintenance Plan for existing Flood Protection System penetrations and encroachments, outlining obligations of the Property Owner and estimated costs to meet those obligations prior to proper penetration/encroachment abandonment/removal. Plan should include but not be limited to a detailed inventory of penetrations/encroachments, including structures attached to, or in close proximity to Flood Protection System including river-side structures, land side structures, and structures above Flood Protection; a detailed plan for inspection and maintenance, and estimated recurring costs to comply with Plan.
 - Develop an Emergency Preparedness Plan (EPP) for the current and future Property Owner in consultation with the GHFC and the Authority. The EPP will outline the responsibilities for operation and emergency preparedness planning for the portions of the Site infrastructure that directly impact the Flood Protection System. The EPP will be provided to the GHFC for incorporation into the GHFC's Emergency Action Plan.
 - Produce a report on proper abandonment/removal requirements (per GHFC, US Army Corps of Engineers, and CT DEEP Dam Safety) for each penetration/encroachment of the Flood Protection System. This report should include but may not be limited to types of permits required and estimated cost of permitting for such work, a description of work required to achieve proper abandonment/removal of each penetration/encroachment along with an estimate of costs to properly abandon/remove each penetration/encroachment.

- Review and document additional Site considerations including:
 - Eversource easements and neighboring infrastructure
 - Flood control system
 - Other easements
 - Zoning
 - Proximity to Brainard Airport
 - Proximity to Connecticut River
 - Wetlands and Site drainage considerations
 - Potential for mixed uses of alternate portions of the Site

High Level Unconstrained Development Alternatives

The selected Proposer will be expected to document and present the Existing Environmental Conditions and Conceptual Site Considerations, including the redevelopment challenges posed by each, to a Study Working Group established by the Authority for the purpose of formulating up to four high level unconstrained conceptual development alternatives to be assessed. As part of the process of engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site, it is expected that such alternatives will consider the current or future infrastructure needs of the community, any potential to leverage existing Site infrastructure and the direct, indirect, quantitative and qualitative economic impacts to the state and to the region surrounding the Site. It is further expected that such alternatives will include developments falling within the Commercial / Industrial Standard as well as the Residential Standard as defined in the CT DEEP Remediation Standard Regulations. High level conceptual development alternatives are to be developed in narrative form only to the level of detail necessary to answer the Authority's charge to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site and to assist the Authority in engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site. If a Proposer believes four high level conceptual development alternatives formulated with these considerations are not adequate, or necessary, to answer the Authority's charge, it should state the reasons therefore and recommend an alternative approach. **THE AUTHORITY DOES NOT SEEK A RECOMMENDED REDEVELOPMENT OPTION, LAYOUT PLAN OR DRAWING FOR THE SOUTH MEADOWS SITE AS A RESULT OF THIS RFP AND STUDY.** The Authority further does not desire to limit conceptual development alternatives on the basis of a traditional "highest and best use" analysis.

Environmental Needs and Knowledge Necessary for Each Redevelopment Alternative

The specific remediation standards to be met for each conceptual Site redevelopment alternative will be fully documented and assessed (federal, state, local and all other permits, approvals, statutes and regulations) including the timeline and cost for all permitting and remediation activities.

Additional Site work associated with each conceptual Site development alternative will also be quantified at a high level as necessary for future decision making purposes including the cost and timeline for each. Additional Site work may include, but not necessarily be limited to, demolition of structures, and environmental investigation to evaluate potential data gaps resulting from proposed changes in Site use, as described below:

- For Industrial/Commercial Activities (as defined in the CT-DEEP's Remediation Standard Regulations to mean any activity related to the commercial production, distribution, manufacture or sale of goods, services, or any other activity which is not a residential activity) specify the future disposition of all Site infrastructure.
 - Maintaining all or some structures
 - Removing all structures
 - Utilizing Environmental Use Restrictions (EURs)
 - Remediation to Release EURs

- Identify any environmental knowledge data gaps that may result from removing permanent structures and /or engineered controls, such as, but not limited to:
 - lack of environmental sampling data beneath structural foundations
 - evaluation of soil that is currently “environmentally-isolated” in comparison to pollutant mobility criteria from the Remediation Standard Regulations
 - Prepare a draft plan with cost estimate to address identified environmental knowledge data gaps
 - Evaluate the advantages of dedicating a portion(s) of the Site to this redevelopment alternate
- For Residential Activities (as defined in the CT-DEEP’s Remediation Standard Regulations to mean a place intended for people to live, including, but not limited to, a residence, dwelling, house, apartment, condominium, nursing home, or dormitory; a pre-school, primary school, secondary school, day care center, playground, or outdoor recreational area; or a hospital, solely for the purposes of compliance with volatilization criteria) specify the future disposition of all Site infrastructure.
 - Maintaining all or some structures
 - Removing all structures
 - Utilizing Environmental Use Restrictions (EURs)
 - Remediation to Release all EURs
 - Identify any environmental knowledge data gaps associated with changing the Site’s use and applicable remediation standards from Industrial/Commercial Activities to Residential Activities, such as, but not limited to:
 - degree and extent of pollutant concentrations in soil to meet Residential standards from the Remediation Standard Regulations
 - lack of environmental sampling data beneath structural foundations
 - evaluation of soil that is currently “environmentally-isolated” in comparison to pollutant mobility criteria from the Remediation Standard Regulations
 - Prepare a draft plan with cost estimate to address identified environmental knowledge data gaps
 - Evaluate the advantages of dedicating a portion(s) of the Site to this redevelopment alternate
- Currently-Permitted Use (waste management and/or recycling facility) specify the future disposition of all Site infrastructure.
 - Maintaining some or all structures
 - Removing all structures
 - Identify any environmental knowledge data gaps that may result from removing permanent structures and /or engineered controls
 - Prepare a draft plan to address identified environmental knowledge data gaps
 - Evaluate the advantages of dedicating a portion(s) of the Site to this redevelopment alternate

Study Conduct & Deliverables

The selected Proposer will be expected to perform and manage the work of both the Proposer and any of its proposed Subject Matter Experts, coordinating between the Authority and various stakeholders including the CT Department of Energy and Environmental Protection (DEEP), the City of Hartford, the Greater Hartford Flood Commission, Eversource, and the Capital Region Development Authority (CRDA) and enabling the preparation of interim and final reports and findings for the Authority. Key project management activities will include:

- Implementing a community outreach strategy to include the conduct of public meetings informing the community on the goals and process of the study. These meetings will also allow for public input into the strategic analysis.
- Maintaining a detailed work plan with specific dates for interim milestones
- Updating the Authority regularly on project progress and completion of interim milestones
- Presenting interim milestone reports to the Study Working Group for purposes of establishing alternative conceptual developments.
- Presenting milestone and final reports and findings to the Authority, Study Working Group and City and State officials.

Deliverables for this project will consist of the following milestone reports and the Report of the South Meadows Redevelopment Considerations Study:

Milestone Reports

The selected Proposer will develop each milestone report for submission to the Authority, and will also provide a presentation of each milestone report at the next regularly-scheduled meeting of the Authority's South Meadows Transition Committee. The selected Proposer will then consider feedback from the Authority, and finalize each milestone report within 30 days after its presentation to the South Meadows Transition Committee. The anticipated milestone reports include the following:

1. Plan for engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future redevelopment of the Site;
2. Report documenting Existing Environmental Conditions and Conceptual Site Considerations used in formulating High Level Unconstrained Development Alternatives to be assessed;
3. Dedicated report of the "Hazardous Building Materials" (HBMs) survey of all on-site buildings;
4. Dedicated Operation, Inspection and Maintenance Plan for the existing penetrations of and encroachments by Site infrastructure on the Flood Protection System;
5. Dedicated Emergency Preparedness Plan (EPP) that outlines the Property Owner's responsibilities for operation and emergency preparedness planning for the portions of the Site infrastructure that directly impact the Flood Protection System; and,
6. Dedicated report on the requirements for proper removal and/or abandonment of each Flood Protection System penetration and encroachment by Site infrastructure.
7. Report of the High Level Unconstrained Development Alternatives to be assessed.

The schedule for submission of the milestone reports summarized above will be based, in part, on the Study Schedule submitted by the selected Proposer in its response to this RFP. The submission of the milestone reports does not have to follow the order listed above, and the selected Proposer could submit multiple milestone reports to the Authority simultaneously.

Report of the South Meadows Redevelopment Considerations Study

It is anticipated that the final deliverable under this Scope of Work will be the Report of the South Meadows Redevelopment Considerations Study, which Report is expected to document existing environmental conditions, incorporate stakeholder considerations, frame alternative unconstrained redevelopment concepts, and document the immediate environmental needs and knowledge associated with those alternative concepts. It is anticipated that the milestone reports listed above will inform this Report, and possibly be included as appendices to the Report.

The selected Proposer will submit the initial draft version of the Report to the Authority, and will also provide a presentation of the initial draft version of the Report at the next regularly-scheduled meeting of the Authority's full Board of Directors. The selected Proposer will then consider feedback from the Authority, and finalize the Report within 30 days after the presentation of the draft Report to the full Board of Directors. The final Report will be suitable for submission to the State Legislature, other stakeholders, and for posting on the Authority's web-site for public information purposes.

B. RFP Projected Timeline

The following is the projected timeline for the RFP process:

ITEM	DATE
RFP Documents Available	Thursday, January 18, 2024
Mandatory site tour	Thursday, February 1, 2024
Deadline for proposers to submit Written Questions	3:00 p.m., Monday, February 19, 2024
Authority Response to submitted Questions	Monday, February 26, 2024
Proposals Due at The Authority	3:00 p.m., Tuesday March 12, 2024
Proposal evaluation including clarifications, interviews and negotiations	Between March 12 and April 16, the Authority may contact Proposer to clarify information in proposal or participate in meeting to discuss their proposal.
Approval by MIRA Dissolution Authority Board of Directors	Expected at meeting of Board of Directors on April 17, 2024

C. Notice of Interest

Proposers should express their interest in this RFP by providing their contact information in writing to the Authority as soon as possible following publication of this RFP. This may be done by writing or e-mailing the Authority’s Supply Chain Manager as follows:

**Mr. Roger Guzowski
Supply Chain Manager
MIRA Dissolution Authority
Phone (860) 757-7703
rguzowski@ctmira.org
300 Maxim Road
Hartford, CT 06114**

The required contact information includes Proposer’s full legal name and address and the name, title, telephone number and e-mail address of the Proposer’s contact person. While not mandatory, MIRA will use potential Proposer’s contact information to provide direct notice of availability, and copies where applicable, of addenda and other information related to this RFP.

D. Availability of RFP

Complete sets of this RFP and all Attachments may be obtained on the World Wide Web at <http://www.ctmira.org> on the “Current Solicitations” page, under the “Business Links” section of the website. The RFP and Attachments can be accessed by selecting the link titled: RFP: “TO CONDUCT THE SOUTH MEADOWS REDEVELOPMENT CONSIDERATIONS STUDY”.

The RFP and all Attachments and forms are in PDF format. Applicable forms are also available for downloading in Microsoft Word format for ease of completion at the same place on the Authority’s web site where the PDF of the RFP is located. The Authority encourages firms to make use of the downloaded Word forms.

The RFP, Attachments and forms are also available Monday through Friday from 8:30 a.m. to 4:30 p.m. at the Authority’s offices, 300 Maxim Road, Hartford, Connecticut 06114. Anyone intending to pick up the documents at the Authority’s offices must contact Roger Guzowski at (860) 757-7703 at least 24 hours in advance. There is a charge of \$30.00 for anyone picking up the documents at the Authority’s office. Payment should be made by check payable to “MIRA Dissolution Authority.”

E. Mandatory Site Tour

The Authority has scheduled two tours of the South Meadows site for February 1, 2024 (one beginning at 8:00AM and another beginning at 12:00 Noon). The Authority believes attendance at the Site tour is essential to the development of complete and accurate Proposals. The Authority has therefore reserved the right to reject Proposals from Proposers who were not represented at a Site tour. Authority representatives will anecdotally describe aspects of the Site during tour and will formally follow up with answers to written questions submitted by the deadline indicated in the RFP Projected Timeline. Additional information concerning the Site tour will be provided to all Proposers expressing interest in this RFP approximately forty-eight hours prior to the tour by Addenda issued pursuant to Section III.E of this RFP.

The Authority reserves the right to schedule additional times for a Site tour prior to the deadline for written questions at its discretion if the Authority considers such additional tours to be in its best interests. Such additional Site tours may include, but are not limited, further entry into Site buildings for purposes of better quantifying the survey of all buildings for Hazardous Building Materials.

F. Proposal Contents

All Proposals shall be structured to include the following (in the order presented):

1. Title page, including the title of this RFP, the name of the Lead Proposer, all proposed Subject Matter Experts and the date the proposal is submitted;

2. Cover letter, signed by a person authorized to execute the Proposal and Agreement on behalf of the Lead Proposer, which includes the following:
 - The name of the Lead Proposer;
 - The legal structure of the Lead Proposer (e.g., corporation, joint venture, etc.);
 - Summary nature of the proposal specifically identifying the Lead Proposer and all proposed Subject Matter Experts;
 - Summary of Lead Proposer, and Subject Matter Expert, and key staff background and experience in identifying environmental requirements for a redevelopment as contemplated herein as well as undertaking all associated conceptual planning and study conduct activities;
 - Summarize key aspects of the proposal including Project Approach, Study Schedule and Financial Proposal
 - A clear statement indicating that the proposal constitutes a firm and binding offer by the Lead Proposer to the Authority considering the terms and conditions outlined in the RFP;
 - The Lead Proposer's promise, if any, to set aside a portion of the contract for legitimate minority business enterprises;
 - The cover letter should not exceed three pages.
3. Table of Contents for the proposal;
4. Background and Experience Narrative including the following:
 - General description of the Lead Proposer and all Subject Matter Experts including the number of years in the business of, and examples of, identifying the environmental needs and knowledge required for a redevelopment of the nature described herein, including assessing existing environmental conditions, conceptual site considerations, formulating conceptual development alternatives and managing the conduct of such a study as described in its proposal and specifically including:
 - Proposer's and parent company (if any) legal name, state and year in which organized, and structure (corporation, partnership, joint venture, other);
 - Central / headquarters office address;
 - Address of local office serving the Authority;
 - Summary of additional office locations (if any);
 - Number of employees of Proposer and parent company (if any).
 - Include written confirmation of participation in the proposal and project from all proposed Subject Matter Experts.
 - For up to five projects similar to its proposal, identify the following:

- Project identification including study name, location and project owner and/or governing body;
 - Description of project site including size, infrastructure, historical uses and relevance to the South Meadows Site;
 - Nature of the services provided and relevance to the South Meadows Redevelopment Considerations Study;
 - Participation in the project by the Lead Proposer and/or Subject Matter Experts as applicable;
 - Summary type of contract (hourly, lump sum etc.) and length of term;
 - Summary project costs including original estimate, final actual cost and narrative of major variances; and
 - Reference name, title, address, e-mail and phone contact information.
- Identify and provide resumes and professional licensing of key personnel to be assigned to this project including that of the Lead Proposer and all Subject Matter Experts. Applicable professional licenses issued by the State of Connecticut include Licensed Environmental Professional (LEP); Professional Engineer (PE); Asbestos Inspector; Asbestos Management Planner; Asbestos Project Designer; Lead Inspector; Lead Inspector-Risk Assessor; and Lead Planner-Project Designer.

5. Project Approach

Clearly identify the role of the Lead Proposer and each proposed Subject Matter Expert in the conduct of the South Meadows Redevelopment Considerations Study. Further specify the approach to completing each study task in a timely and efficient manner while garnering stakeholder support of the Study process and work products. Identify any proposed deviations from the scope of work envisioned herein including the rationale for any deviation and how such deviation benefits the Authority's objectives in conducting the South Meadows Redevelopment Considerations Study

6. Study Schedule

Develop a Study Schedule depicting all key milestones and their associated reports within the conduct of each study task including the Existing Environmental Conditions, Conceptual Site Considerations, High Level Unconstrained Development Alternatives and Environmental Needs and Knowledge Necessary for Each Redevelopment Alternative. The Authority considers the Hazardous Buildings Materials Survey as a key deliverable and desires that it be conducted and completed as early in the study process as possible. Proposers should further state the underlying rationale for the schedule proposed. As noted in Section I (A) of this RFP, the MIRA dissolution process is currently anticipated to conclude as early as July 1, 2025 but not later than July 1,

2026. Accordingly, the Authority views completion and consideration of the Study during the State of Connecticut's 2025 legislative session as advantageous provided that such a target for completion in no way compromises the Study effort. The 2025 legislative session begins January 8, 2025, the Report could practically be considered through March 2025 and the session concludes June 4, 2025.

7. Financial Proposal

Provide all information necessary for the Authority to reach informed conclusions on the total cost to undertake the South Meadows Redevelopment Considerations Study as contemplated in this RFP including, but not limited to, the following:

- Proposed hourly billing rates for the Lead Proposer and each proposed Subject Matter Expert broken down into professional and staff level position classifications to be assigned to the Study.
- Proposed estimated hours necessary to complete the Existing Environmental Conditions, Conceptual Site Considerations, High Level Unconstrained Development Alternatives, Environmental Needs and Knowledge Necessary for Each Redevelopment Alternative and Study Conduct.
- Total proposed cost of each task in the Scope of Work.
- A separately stated fixed fee for the Hazardous Buildings Materials survey component of the Conceptual Site Considerations including the hours and billing rates noted above together with estimated and proposed quantities of sampling, testing and analytical services, associated unit pricing and total costs.
- It is anticipated that the Agreement resulting from this RFP will incorporate hourly billing rates and monthly invoicing by task subject to a "not to exceed" value for completion of each task with the exception of the Hazardous Buildings Materials (HBM) survey. A fixed fee for the HBM survey subject to adjustment based on agreed actual quantities of sampling, testing and analytical services is anticipated.
- Modifications to the Financial Proposal that would result from the Authority's acceptance of any deviations from the scope of work that may have been specified in the Proposer's Project Approach.

8. Business Exceptions

Identify any exceptions, additions or deletions to the provisions of the proposed Agreement included as Attachment D. In each instance, identify the applicable agreement section, schedule or attachment number and specific language of concern. State the reason for concern and proposed modification to resolve the concern. Specify why the proposed modification is in the Authority's best interest and assists in accomplishing the objectives of this RFP.

9. Complete and attach the Proposal Form attached hereto as Attachment E;

10. The completed Background Questionnaire attached hereto as Attachment F for Proposer and each proposed Subject Matter Expert (subscribed and sworn before a Notary Public or Commissioner of the Superior Court);
11. The completed Questionnaire Concerning Affirmative Action, Small Business Contractors And Occupational Health And Safety attached hereto as Attachment G with the proposer's most recent EEO-1 data attached if the proposer wishes such data to be considered in the evaluation of its proposal;
12. A copy of the Proposer's and each proposed Subject Matter Expert's up-to-date certificate of insurance showing all current insurance coverage.

Proposers should not include copies of text from this RFP in their proposals. Proposers should not include information that is not directly related to the subject matter of this solicitation.

G. Proposal Submittal Procedures

Sealed proposals shall be submitted as per the schedule set forth in Section I.B of this RFP to the offices of the MIRA Dissolution Authority, 300 Maxim Road, Hartford, Connecticut 06114, Attn: Roger Guzowski. The Authority reserves the right to reject any proposals received after the time and date set forth above.

Each Proposer must submit one (1) original and two (2) hard copies, and one electronic copy, of its proposal in a sealed envelope that shall be clearly marked "PROPOSAL TO CONDUCT THE SOUTH MEADOWS REDEVELOPMENT CONSIDERATIONS STUDY" The original proposal shall be stamped or otherwise marked as such.

Unless otherwise identified by Proposer pursuant to Section I.F.8 hereof, the terms and conditions of the Agreement are non-negotiable. The Authority will review and consider any Business Exceptions taken by Proposer as part of its proposal evaluations.

H. Proposal Opening

All proposals will be opened at the Authority's convenience on or after the proposal due date. The Authority reserves the right to accept or reject any or all of the proposals, or any part(s) thereof, and/or to waive any informality or informalities in any proposal or this RFP process.

I. Proposal Open and Subject to Acceptance

This RFP does not constitute an offer to any Proposer and neither this RFP nor any subsequent discussions shall give rise to any commitment on the part of the Authority to enter into the Agreement or confer any rights on any proposer unless and until the Agreement is fully executed by the necessary parties. The Agreement, once executed, will represent the entire agreement between the proposer and the Authority and will supersede all prior negotiations, representations

or agreements, alleged or made, between the parties. The Authority shall assume no liability for costs incurred by the proposer or for payment of services under the terms of the Agreement until the successful proposer is notified that the contract has been accepted and approved by the Authority's Board of Directors and executed by its duly authorized agent. All proposals shall remain open and subject to acceptance by the Authority for ninety (90) days after the deadline for proposal submission

J. Proposal Evaluation

The award of an Agreement to conduct the South Meadows Redevelopment Considerations Study will be made, if at all, to the Proposer whose evaluation by the Authority results in the Authority determining that such award is in the best interests of the Authority. However, the selection of a Proposer and the award of such Agreement, while anticipated, are not guaranteed.

The Authority is an Equal Opportunity and Affirmative Action employer and does not discriminate in its hiring, employment, contracting, or business practices. The Authority is committed to complying with the Americans with Disability Act of 1990 (ADA) and does not discriminate on the basis of disability in admission to, access to, or operation of its programs, services, or activities.

The Authority will base its evaluation of proposals on the following criteria, which are not necessarily presented in order of importance:

1. Demonstrated lead Proposer, subject matter expert and staff experience in the conduct of studies similar to the South Meadows Redevelopment Considerations Study contemplated herein;
2. Reasonableness of the proposed Project Approach and Study Schedule;
3. The Financial Proposal;
4. Reasonableness of any proposed Business Exceptions;
5. Any other factor or criterion that the Authority, in its sole discretion, deems relevant to such evaluation.

All proposals will also be rated on the proposer's demonstrated commitment to affirmative action. Sections 46a-68-1 to 46a-68-17 of the Regulations of Connecticut State Agencies require the Authority to consider the following factors when awarding a contract that is subject to contract compliance requirements:

1. The proposer's success in implementing an affirmative action plan (see Question 4 of Attachment G);
2. The proposer's success in developing an apprenticeship program complying with Sections 46a-68-1 to 46a-68-17 of the Regulations of Connecticut State Agencies, inclusive (see Question 5 of Attachment G);
3. The proposer's promise to develop and implement a successful affirmative action plan (see Question 4B of Attachment G);

4. The proposer's submission of EEO-1 data indicating that the composition of its work force is at or near parity when compared to the racial and sexual composition of the work force in the relevant labor market area; and
5. The proposer's promise to set aside a portion of the contract for legitimate minority business enterprises.

K. Contract Award

The successful Lead Proposer will be required to execute the Agreement attached hereto as Attachment D ("Agreement"). The Proposer substantially agrees to all the terms and conditions of this attached Agreement unless otherwise specified as provided in Section I.F.8 hereof.

If the Agreement is to be awarded, the Authority will issue to the successful proposer(s) a Notice of Award within ninety (90) days after the proposal due date.

The Authority reserves the right to correct inaccurate awards resulting from Authority errors. This may include, in extreme circumstances, revoking a Notice of Award already made to a proposer and subsequently awarding the Notice of Award to another proposer. Such action by the Authority shall not constitute a breach of this RFP by the Authority since the Notice of Award to the initial proposer is deemed to be void ab initio and of no effect as if no agreement ever existed between the Authority and the initial proposer.

II. **Notifications, Acknowledgements and Certifications**

Potential Proposers and Subject Matter Experts are hereby notified that any agreement resulting from this RFP shall contain the provisions specified in this RFP Section II, and that in submitting a proposal, Proposer and Subject Matter Experts acknowledges receipt of such notification and agrees that Proposer is prepared to sign an agreement with these provisions. For purposes of this RFP Section II, Contractor shall mean any Proposer with whom the Authority enters an agreement resulting from this RFP.

A. **Nondiscrimination**

- a. For purposes of this Section, “Contractor”, “contractor” and “Consultant” shall have the same meaning, “Contract”, “contract” and “Agreement” shall have the same meaning and other otherwise undefined terms have the meaning ascribed to them in Connecticut General Statutes § 4a-60g.
- b. Pursuant to Connecticut General Statutes § 4a-60:
 1. The Contractor agrees and warrants that in the Performance of this Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status of a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents Performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status of a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved;
 2. the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action equal opportunity employer" in accordance with regulations adopted by the Commission on Human Rights and Opportunities (the “Commission”);
 3. the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor

union or workers' representative of the Contractor's commitments under this Section and to post copies of the notice in conspicuous places available to employees and applicants for employment;

4. the Contractor agrees to comply with each provision of this Section and Connecticut General Statutes §§ 46a-68e and 46a- 68f and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes §§ 46a-56, 46a-68e and 46a-68f; and
 5. the Contractor agrees to provide the Commission with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this Section and Connecticut General Statutes § 46a-56.
 6. If the contract is a public works contract, municipal public works contract or contract for a quasi-public agency project, the contractor agrees and warrants that he or she will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works or quasi-public agency project.
- c. The Contractor shall include the provisions of subsection (b) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state, and in every subcontract entered into in order to fulfill any obligation of a municipal public works contract or contract for a quasi-public agency project, and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes §46a-56; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the state of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.
- d. Pursuant to Connecticut General Statutes § 4a-60a:
1. The Contractor agrees and warrants that in the performance of this Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation;
 2. the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Contract or other contract

or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission advising the labor union or workers' representative of the Contractor's commitments under this Section, and to post copies of the notice in conspicuous places available to employees and applicants for employment;

3. the Contractor agrees to comply with each provision of this Section and with each regulation or relevant order issued by said commission pursuant to Connecticut General Statutes §46a-56; and
 4. the Contractor agrees to provide the Commission with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor which relate to the provisions of this Section and Connecticut General Statutes §46a-56.
- e. The Contractor shall include the provisions of subsection (d) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state, and in every subcontract entered into in order to fulfill any obligation of a municipal public works contractor contract for a quasi-public agency project, and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes § 46a-56; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.
- f. Pursuant to subsection (c) of section 4a-60 and subsection (b) of section 4a-60a of the Connecticut General Statutes, the Contractor, for itself and its authorized signatory of this Contract, affirms that it understands the obligations of this section and that it will maintain a policy for the duration of the Contract to assure that the Contract will be performed in compliance with the nondiscrimination requirements of such sections. The Contractor and its authorized signatory of this Contract demonstrate their understanding of this obligation by initialing this nondiscrimination affirmation where specified in the Agreement.

B. Connecticut Campaign Contribution And Solicitation Limitations

For all state contracts, defined in section 9-612 of the Connecticut General Statutes as having a value in a calendar year of \$50,000 or more, or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this

Agreement represents that they have received the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice. See https://seec.ct.gov/Portal/data/forms/ContrForms/seec_form_10_final.pdf. The Consultant makes the representations set forth in the Campaign Contribution Certification (OPM Form 1) attached as Exhibit G of the form of Agreement included as RFP Attachment 1.

C. Contractor's Representation Concerning Consulting Agreements

Any agreement resulting from this RFP shall require Consultant to make a representation (the form of which is included as Exhibit F of the form of Agreement included as Attachment 1 of this RFP) that Contractor either has not entered into any Consulting Agreement for the purposes of (A) providing counsel to a contractor, vendor, consultant or other entity seeking to conduct, or conducting, business with the state, (B) contacting, whether in writing or orally, any executive, judicial, or administrative office of the state, including any department, institution, bureau, board, commission, authority, official or employee for the purpose of solicitation, dispute resolution, introduction, requests for information, or (C) any other similar activity related to such contracts; or to disclose the name and basic terms of any such consulting Agreement.

D. Contractor's Representation Concerning Gifts

Any agreement resulting from this RFP shall require the contractor to make the following representation:

That no gifts were made by (A) such person, firm, corporation, (B) any principals and key personnel of the person, firm or corporation, who participate substantially in preparing bids, proposals or negotiating state contracts, or (C) any agent of such person, firm, corporation or principals and key personnel, who participates substantially in preparing bids, proposals or negotiating state contracts, to (i) any public official or state employee of the state agency or quasi-public agency soliciting bids or proposals for state contracts, who participates substantially in the preparation of bid solicitations or requests for proposals for state contracts or the negotiation or award of state contracts, or (ii) any public official or state employee of any other state agency, who has supervisory or appointing authority over such state agency or quasi-public agency; (2) That no such principals and key personnel of the person, firm or corporation, or agent of such person, firm or corporation or principals and key personnel, knows of any action by the person, firm or corporation to circumvent such prohibition on gifts by providing for any other principals and key personnel, official, employee or agent of the person, firm or corporation to provide a gift to any such public official or state employee; and (3) That the person, firm or corporation is submitting bids or proposals without fraud or collusion with any person. (d) Any bidder or proposer that does not agree to the representations required under this section shall be rejected and the state agency or quasi-public agency shall award the contract to the next highest ranked proposer or the next lowest responsible qualified bidder or seek new bids or proposals.

E. Authority's President's Representation Concerning Gifts

Pursuant to section 4-252 of the Connecticut General Statutes and Acting Governor Susan Bysiewicz Executive Order No. 21-2, promulgated July 1, 2021, in signing any agreement resulting from this RFP, the authorized signatory of the Authority shall be required to represent that the selection of the most qualified or highest ranked person, firm or corporation was not the result of collusion, the giving of a gift or the promise of a gift, compensation, fraud or inappropriate influence from any person.

F. Representation Regarding Iran Energy Investment

Any agreement resulting from this RFP shall require the contractor to make the following representation:

- a. Pursuant to section 4-252a of the Connecticut General Statutes, the Contractor certifies that it has not made a direct investment of twenty million dollars or more in the energy sector of Iran on or after October 1, 2013, as described in Section 202 of the Comprehensive Iran Sanctions, Accountability and Divestment Act of 2010, and has not increased or renewed such investment on or after said date.
- b. If the Contractor makes a good faith effort to determine whether it has made an investment described in subsection (a) of this section, it shall not be subject to the penalties of false statement pursuant to section 4-252a of the Connecticut General Statutes. A "good faith effort" for purposes of this subsection includes a determination that the Consultant is not on the list of persons who engage in certain investment activities in Iran created by the Department of General Services of the State of California pursuant to Division 2, Chapter 2.7 of the California Public Contract Code. Nothing in this subsection shall be construed to impair the ability of the state agency or quasi-public agency to pursue a breach of contract action for any violation of the provisions of the Agreement.

III. **Additional Terms and Conditions:**

A. **Definitions**

As used in this RFP the following terms shall have the meanings as set forth below:

1. Addenda: Written or graphic documents issued prior to the proposal due date that clarify, correct or change any or all of the Contract Documents.
2. Contract Documents:
 - The Agreement;
 - This RFP and all Attachments
 - Addenda;
 - Proposer's Proposal (including all documentation attached to or accompanying such Proposal, all other documentation submitted in connection with such Proposal, and all post-proposal documentation submitted prior to the Notice of Award);
 - Notice of Award; and
 - Any written amendments to the Agreement.
3. Laws And Regulations: Any and all applicable laws, rules, regulations, ordinances, codes, orders and permits of any and all federal, state and local governmental and quasi-governmental bodies, agencies, authorities and courts having jurisdiction.
4. Notice of Award: Written notification from the Authority to the apparent successful proposer that states that the Authority has accepted such proposer's proposal and sets forth the remaining conditions that must be fulfilled by such proposer before the Authority executes the Agreement.
5. Site: The South Meadows Site as defined in Section I.A of this RFP.

B. **Binding Effect**

This Request for Proposals and any responses thereto shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

C. **Authority Reserved Rights**

During the entire solicitation process the Authority retains the right to:

1. Extend any of the actual or proposed dates in the Projected Timeline;
2. Reject any and all proposals and republish this RFP;
3. Terminate this RFP process at any time prior to the execution of an agreement;

4. Supplement, amend, or otherwise modify or cancel the solicitation process with or without substitution of another solicitation;
5. Issue additional or subsequent solicitations;
6. Investigate the qualifications of any entity under consideration (including subcontractors and parties otherwise related to a proposing entity);
7. Clarify the information provided pursuant to this RFP;
8. Request additional evidence or documentation to support the information included in any submittal;
9. Appoint an evaluation committee to review submittals and use the assistance of outside professionals in submittal evaluation;
10. Approve or disapprove of particular subcontractors, joint venture partners, or other proposed team members;
11. Interview and hold discussions with any entity at any time after receipt of a submittal and before the signing of a legally binding agreement;
12. Enter into any final agreement(s) which result from this RFP which the Authority, in its sole and absolute discretion, determines to be in its best interest. Such determination will be based on a variety of factors including but not limited to experience, price, reasonable plans and business exceptions as described herein, and any other consideration which the Authority in its sole discretion determines is relevant;
13. Enter into a final Agreement with terms that vary from the terms set forth in the Authority's solicitation documents;
14. Visit and examine any of the facilities referenced in any submittal;
15. Conduct contract discussions with one or more submitting entities; and
16. Reject any and all submittals, or parts thereof, and/or to waive any informality or informalities in any proposal, if such rejection or waiver is deemed in the best interests of the Authority.

D. Communications With Authority Staff and Board

Except as otherwise authorized by this RFP, during the period while the RFP process is active (i.e., from the date the Authority issues the RFP until the date the successful proposer accepts the Notice of Award), contractors contemplating or preparing proposals are prohibited from contacting Authority staff or Authority Board Directors or Members in an ex parte manner to discuss the RFP submission process. A contractor's RFP submission shall be rejected if any of the foregoing ex parte communications take place.

E. Addenda And Interpretations

The Authority may issue Addenda to this RFP that shall, upon issuance, become part of the RFP and binding upon all potential or actual Proposers. Such Addenda may be issued in response to questions regarding Site conditions and requests for interpretation or clarification received from potential Proposers. Any questions regarding Site conditions and any request for interpretation or clarification of this RFP must be submitted in writing to Roger Guzowski by e-mail

(rguzowski@ctmira.org) or by correspondence (MIRA Dissolution Authority, 300 Maxim Road, Hartford, Connecticut 06114). To be given consideration, any such written questions and requests must be received by the Authority by the deadline set forth in Section I.B of this RFP. Addenda, if any, will be mailed and/or e-mailed to all persons who expressed interest or arranged to pick up this RFP pursuant to Sections I.C and I.D hereof. Such addenda will also be posted on the Authority's web site (<http://www.ctmira.org>) on the "Current Solicitations" page, under the "Business Links" section of the website. The RFP and Attachments can be accessed by selecting the link titled: RFP: "TO CONDUCT THE SOUTH MEADOWS REDEVELOPMENT CONSIDERATIONS STUDY". Such addenda will be mailed/e-mailed and posted on the web site no later than the date set forth in Section I.B of this RFP.

Failure of any Proposer to receive any such Addenda shall not relieve such Proposer from any conditions stipulated in such Addenda. Only questions answered or issues addressed by formal written Addenda will be binding. All oral and other written responses, statements, interpretations or clarifications shall be without legal effect and shall not be binding upon the Authority.

F. Modification or Withdrawal of A Proposal

Proposals may be modified or withdrawn by an appropriate document duly executed (in the manner that a Proposal must be executed) and delivered to the place where Proposals are to be submitted at any time prior to the Proposal due date.

G. Proposal Preparation and Other Costs

Each proposer shall be solely responsible for all costs and expenses associated with the preparation and/or submission of its proposal, or incurred in connection with any interviews and negotiations with the Authority, and the Authority shall have no responsibility or liability whatsoever for any such costs and expenses.

H. Proposer's Qualifications

The Authority may make any investigation deemed necessary to determine the ability of any Proposer to perform the Agreement as required. Each Proposer shall furnish the Authority with all such information as may be required for this purpose.

Attachment A - South Meadows Site General Layout Plan

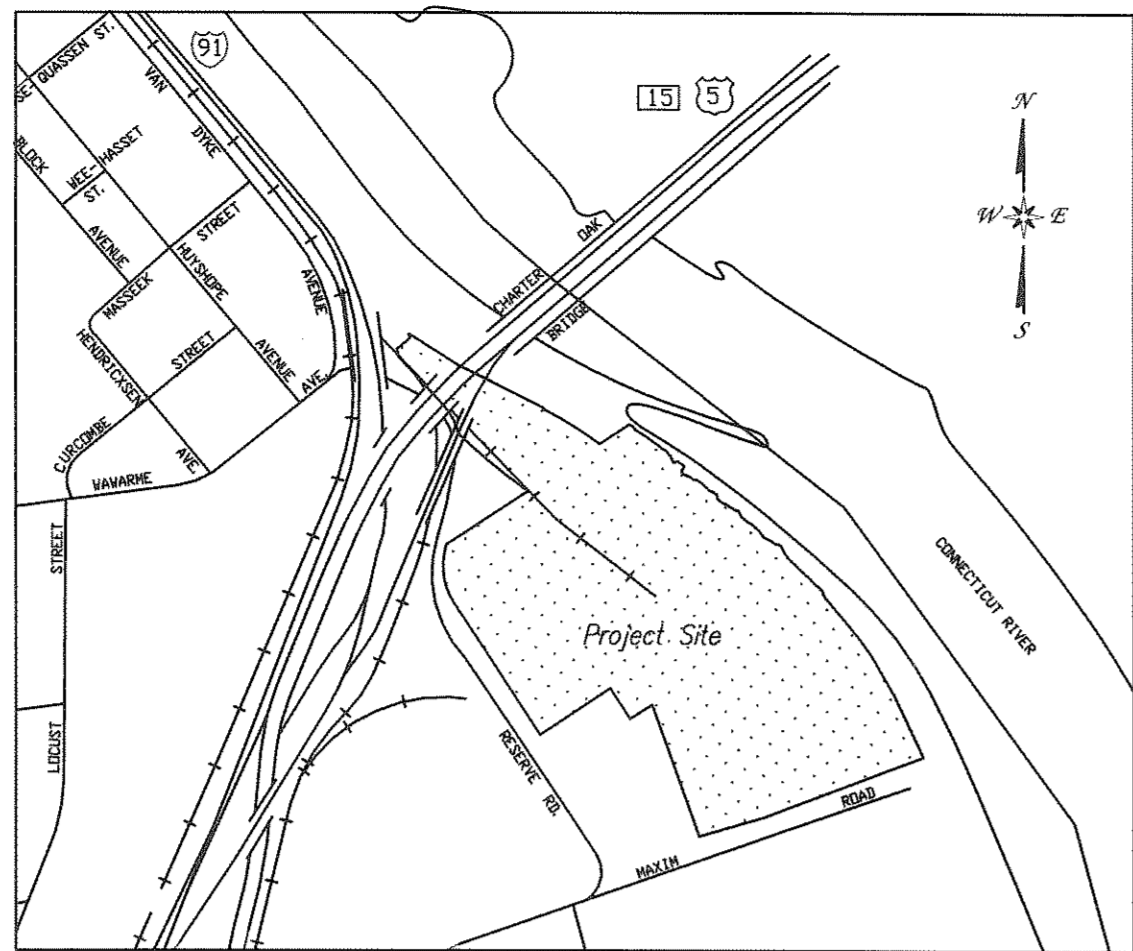
1. Site Plan from MIRA's January 5, 2023 response to CT-DEEP's Request for Additional Information. This Site Plan depicts the entire property, with buildings, piping, the air pollution control system and the solid waste permit boundary labelled.
2. Exhibit C of the ELUR that has been recorded in the City of Hartford Land Records for the Site is comprised of six (6) survey map sheets entitled "Exhibit C: Declaration of Environmental Land Use Restriction and Grant of Easement, Property of Materials Innovation and Recycling Authority, 300 Maxim Road and 100 Reserve Road, Hartford, Connecticut," dated March 8 2013, revised to March 28, 2018.

The six (6) ELUR survey map sheets follow the Site Plan, and are summarized as follows:

- Sheet 1 of 6: Property boundary survey that depicts all property boundaries and encumbrances (i.e., easements, rights-of-way, etc.) listed in the Title Report for the Site (refer to Sheet 5 of 6 for the list of all encumbrances)
- Sheet 2 of 6: Property boundary survey that depicts the bearing and distance measurement of each property boundary line (refer to Sheet 6 of 6 for the metes and bounds property descriptions for the Site)
- Sheet 3 of 6: Boundary depictions of ELUR Subject Areas A-1 and A-2 within the property boundary
- Sheet 4 of 6: Boundary depictions of ELUR Subject Areas B, C, D, E, F-1, F-2, G-a, G-b, H-1, H-2, I, J, K, L, M, N, O, P, Q, and R within the property boundary
- Sheet 5 of 6: List of encumbrances from the Title Report for the Site (refer to Sheet 1 of 6 for the surveyed locations)
- Sheet 6 of 6: List of Map References incorporated into the property boundary survey, and metes and bounds property descriptions for the Site (refer to Sheet 2 of 6 for the surveyed depiction of the property boundary lines)

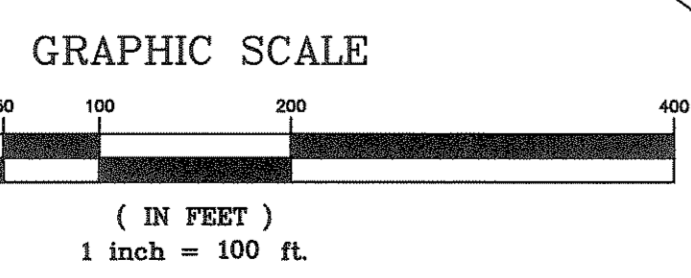
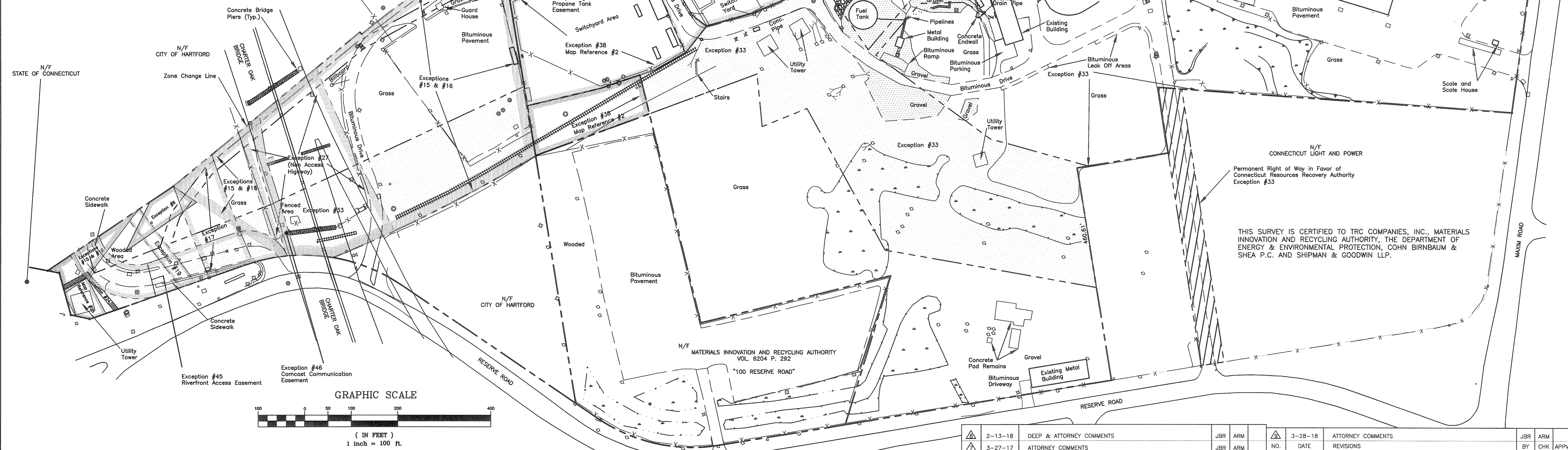
NOTES

- 1) BUILDING IN SOUTHEASTERN CORNER OF SUBJECT PROPERTY PROCESSES SOLID WASTE AND ALSO STORES SOLID WASTE PRIOR TO PROCESSING.
- 2) INTENTIONALLY DELETED.
- 3) THERE ARE NO PROPOSED OR COMPLETED STREET RIGHT OF WAY CHANGES BASED UPON RECORD MAPPING FROM THE CONTROLLING JURISDICTION NOR ANY OBSERVABLE EVIDENCE OF RECENT STREET SIDEWALK CONSTRUCTION OR REPAIRS.
- 4) ENCROACHMENTS, IF ANY, AFFECTING THE PROPERTY ARE SHOWN ON THE SURVEY AND RESTRICTIONS LISTED IN THE TITLE REPORT ARE INCLUDED AS ENCUMBRANCES ON THIS SURVEY.
- 5) INTENTIONALLY DELETED.
- 6) UNDERGROUND UTILITIES AND OVERHEAD WIRES EXIST THROUGHOUT SUBJECT PROPERTY. THEY ARE NOT SHOWN DUE TO CLARITY AND INCOMPLETE DATA.
- 7) ELUR SUBJECT AREAS (BUT NOT INCLUDING THE SITE-WIDE PROHIBITION AGAINST USE FOR RESIDENTIAL ACTIVITY) ARE SHOWN ON SHEETS 3 AND 4.
- 8) WETLAND FLAGS SHOWN ON SHEETS 1, 2 & 3 WERE TAKEN FROM MAP REFERENCE #27.
- 9) THE FOLLOWING METHODOLOGIES WERE NOT USED IN THE PREPARATION OF THIS SURVEY: LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES.
- 10) THE ELUR TO WHICH THIS SURVEY IS ATTACHED PROVIDES THAT EACH PARCEL (I.E. 300 MAXIM ROAD AND 100 RESERVE ROAD), IN ITS ENTIRETY, IS NOT USED FOR ANY RESIDENTIAL ACTIVITY IN THE FUTURE AND THAT ANY FUTURE USE OF THE PARCELS IS LIMITED TO AN INDUSTRIAL OR COMMERCIAL ACTIVITY, IN ACCORDANCE WITH RCSA SECTION 22A-133K-2(B)(2)(A). THIS RESTRICTION APPLIES TO THE ENTIRE PROPERTY AND THEREFORE A SEPARATE SUBJECT AREA IS NOT DESIGNATED FOR THIS RESTRICTION.
- 11) NO OBSERVABLE EVIDENCE OF POTENTIAL UNRECORDED OR PRESCRIPTIVE EASEMENTS WERE FOUND.



SYMBOLS LEGEND

Monument	'CL' Catch Basin	Manhole
Rebar	'C' Catch Basin	Fence Line
Light Post	Guy Anchor	Property Line
Hydrant	Hand Hole	Easement Line
Post	Monitor Well	Railroad Siding Remnants
Utility Pole	Wetlands Area	
Sign	Zone P	



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100 RESERVE ROAD
HARTFORD, CONNECTICUT**

PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING PROPOSED ENVIRONMENTAL LAND USE RESTRICTION SUBJECT AREAS.

TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

[Signature]
A. RAFAEL MARTINEZ
LICENSED LAND SURVEYOR
DATE: 3/29/18

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.

A. RAFAEL MARTINEZ LLS

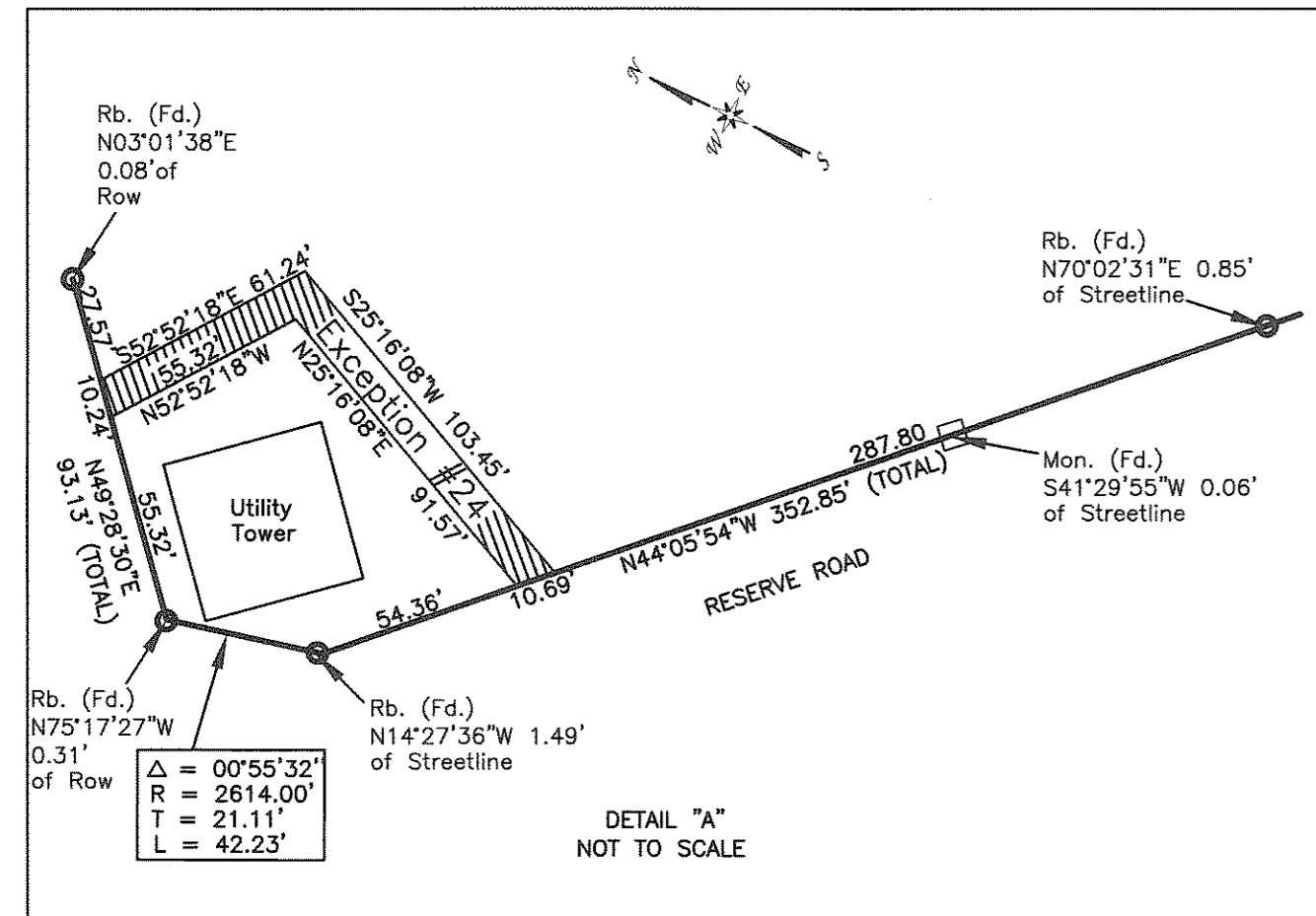
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2-13-18		DEEP & ATTORNEY COMMENTS	JBR	ARM	
3-27-17		ATTORNEY COMMENTS	JBR	ARM	
2-23-16		ATTORNEY COMMENTS	AM	ASF	
2-15-16		ATTORNEY COMMENTS	AM	ASF	
12-10-15		ATTORNEY COMMENTS	ASF	JB	
7-20-15		ATTORNEY COMMENTS	ASF	AM	
11-11-13		ATTORNEY COMMENTS	ASF	AM	
10-28-13		ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV

DRAWN BY: ASF CHECKED BY: ARM SCALE: AS NOTED DATE: 3-08-13

NO.	DATE	REVISIONS	BY	CHK	APPV
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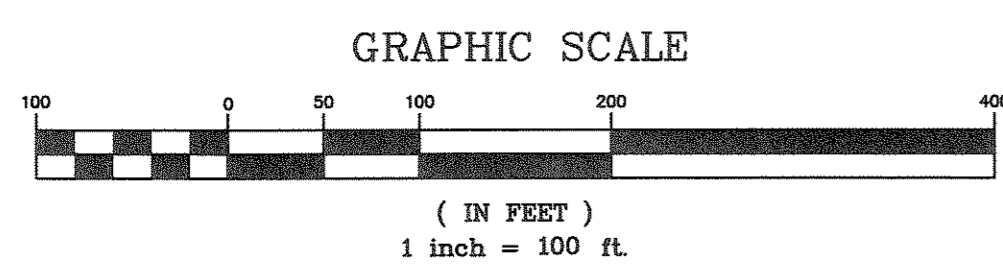
EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO. 32-154 DRAWING NUMBER 32-154ELUR.DWG SHEET 1 OF 6



SYMBOLS LEGEND

Monument	CL Catch Basin	Manhole
Rebar	C Catch Basin	Fence Line
Light Post	Guy Anchor	Property Line
Hydrant	Hand Hole	Easement Line
Post	Monitor Well	Railroad Siding Remnants
Utility Pole	Wetlands Area	
Sign	Zone P	



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 CONSTRUCTION INSPECTION • GIS • WASTEWATER

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TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 3/29/13
 A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL

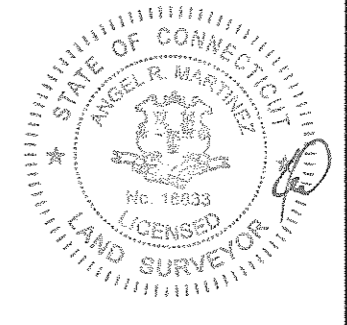
A. RAFAEL MARTINEZ LLS

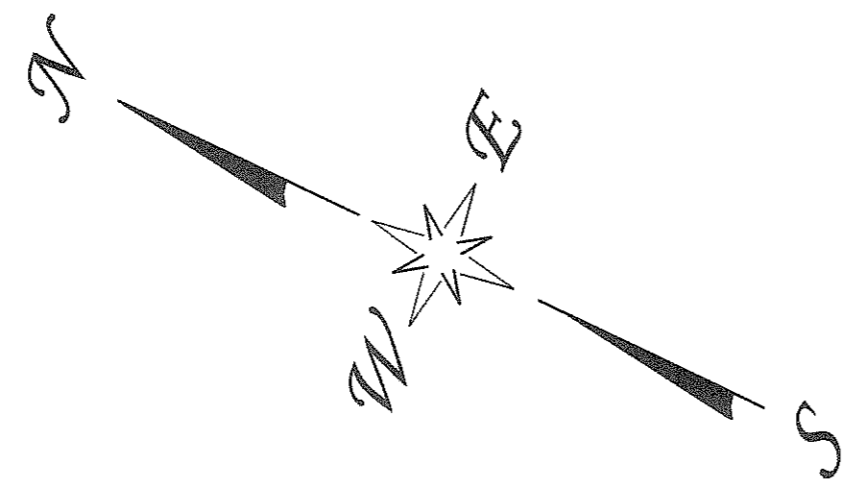
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NO.	DATE	REVISIONS	BY	CHK	APPV

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EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
 300 MAXIM ROAD AND 100 RESERVE ROAD
 HARTFORD, CONNECTICUT

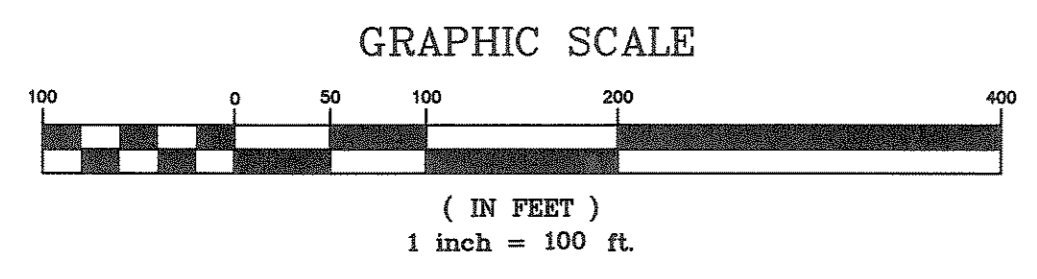
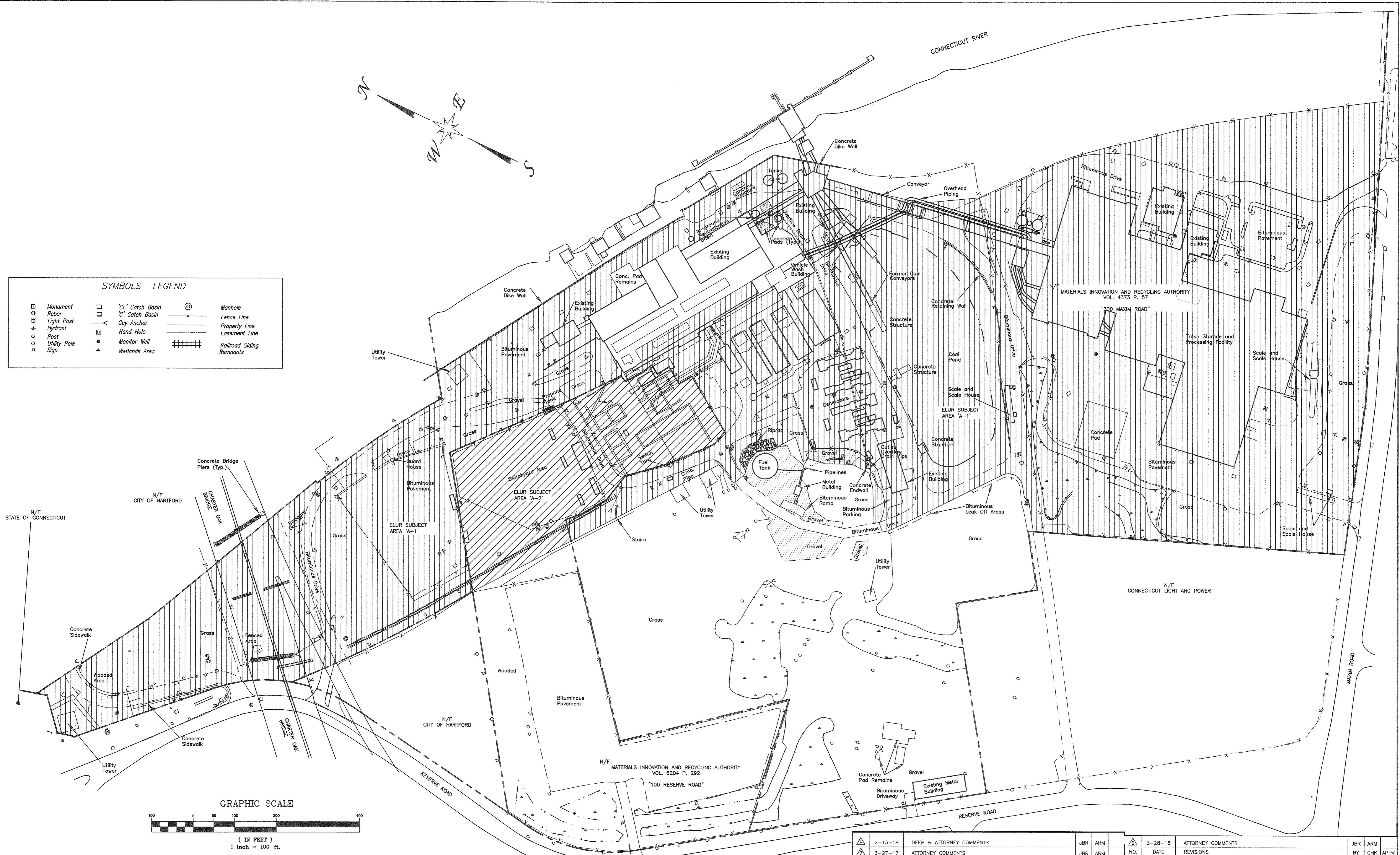
JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154LUR.DWG	2 OF 6





SYMBOLS LEGEND

○ Monument	□ 'CL' Catch Basin	⊙ Manhole
⊗ Rebar	□ 'C' Catch Basin	— Fence Line
⊕ Light Post	— Guy Anchor	— Property Line
⊕ Hydrant	⊕ Hand Hole	— Easement Line
⊕ Post	⊕ Monitor Well	▨ Railroad Siding Remnants
⊕ Utility Pole	⊕ Wetlands Area	
⊕ Sign		



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[Signature]
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE 3/28/18

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL

A. RAFAEL MARTINEZ LLS

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7-20-15		ATTORNEY COMMENTS	ASF	AM	
11-11-13		ATTORNEY COMMENTS	ASF	AM	
10-28-13		ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV

NO.	DATE	REVISIONS	BY	CHK	APPV
3-28-18		ATTORNEY COMMENTS	JBR	ARM	

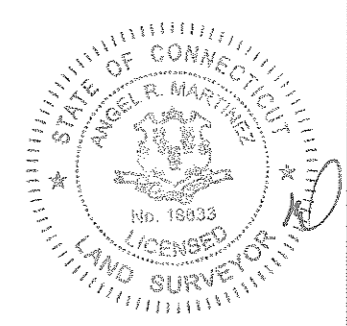
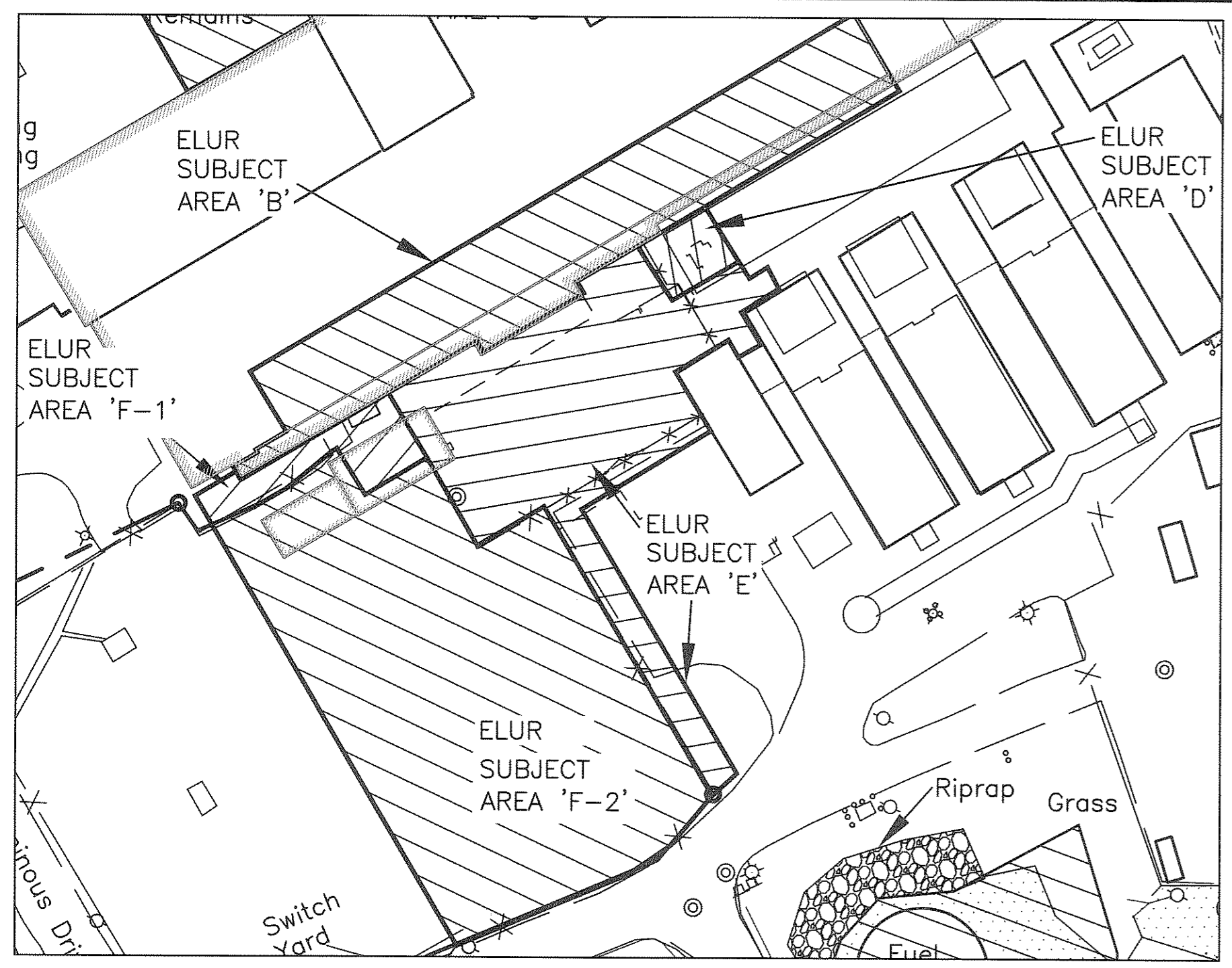


EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154ELUR.DWG	3 OF 6

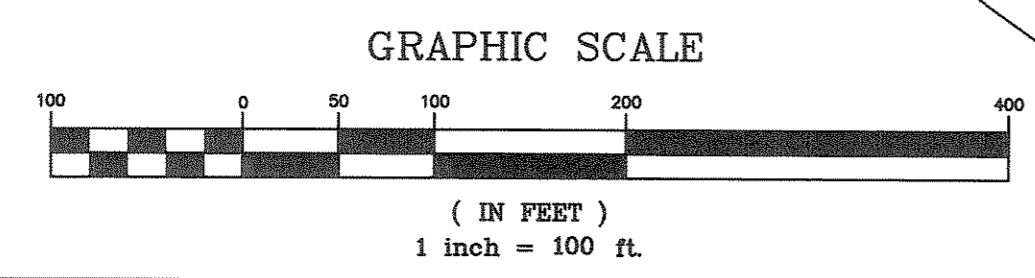


DETAIL "B" SCALE 1"=60'

SYMBOLS LEGEND

□ Monument	□ 'C' Catch Basin	⊙ Manhole
⊙ Rebar	□ 'C' Catch Basin	— Fence Line
⊙ Light Post	— Guy Anchor	— Property Line
⊙ Hydrant	⊙ Hand Hole	— Easement Line
⊙ Post	⊙ Monitor Well	⊘ Railroad Siding
⊙ Utility Pole	⊙ Wetlands Area	⊘ Remnants
⊙ Sign		

6 Designated Permanent Structure (See Sheet #6 for Description)



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300 MAXIM ROAD
100 RESERVE ROAD
HARTFORD, CONNECTICUT

PROPERTY OF MATERIALS INNOVATION AND
RECYCLING AUTHORITY

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING PROPOSED ENVIRONMENTAL LAND USE RESTRICTION SUBJECT AREAS.

TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE 3/20/18

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.

A. RAFAEL MARTINEZ LLS

NO.	DATE	REVISIONS	BY	CHK	APPV
2-13-18		DEEP & ATTORNEY COMMENTS	JBR	ARM	
3-27-17		ATTORNEY COMMENTS	JBR	ARM	
2-23-16		ATTORNEY COMMENTS	AM	ASF	
2-15-16		ATTORNEY COMMENTS	AM	ASF	
12-10-15		ATTORNEY COMMENTS	ASF	JR	
7-20-15		ATTORNEY COMMENTS	ASF	AM	
11-11-13		ATTORNEY COMMENTS	ASF	AM	
10-28-13		ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV

NO.	DATE	REVISIONS	BY	CHK	APPV
3-28-18		ATTORNEY COMMENTS	JBR	ARM	

EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154ELUR.DWG	4 OF 6

ENCUMBRANCES LISTED IN TITLE REPORT:

- 1) TAXES TO THE CITY OF HARTFORD ON THE LISTS OF OCTOBER 1, 2016 & OCTOBER 1, 2017 PROPERTY IS CURRENTLY TAX EXEMPT.
- 2) ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES WOULD DISCLOSE.
- 3) RIGHTS OF PARTIES OR TENANTS IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- 4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5) ANY AND ALL PROVISIONS OF ANY ORDINANCE, MUNICIPAL REGULATION OR PUBLIC OR PRIVATE LAW.
- 6) RIPARIAN RIGHTS OF OTHERS IN AND TO ANY BODY OF WATER ABUTTING OR CROSSING THROUGH THE PREMISES.
- 7) THE RIGHTS OF THE UNITED STATES GOVERNMENT, THE STATE OF CONNECTICUT AND THE CITY OF HARTFORD, OR ANY OF THEIR DEPARTMENTS OR AGENCIES, TO REGULATE AND CONTROL THE USE OF THE PIERS, BULKHEAD, LAND UNDER WATER AND LAND ADJACENT TO THE CONNECTICUT RIVER. [NOT PLOTTABLE]
- 8) RIGHTS OF PROPRIETORS OF SOUTH MEADOWS TO CROSS LAND OF COLT'S PATENT FIREARMS MANUFACTURING COMPANY AS CITED IN A DEED FROM SAID COLT'S PATENT FIRE ARMS COMPANY TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED MAY 7, 1919 AND RECORDED IN VOLUME 470, PAGE 325 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: WITHIN SUBJECT AREAS A-1 & G-a NORTH OF CURRENT CHARTER OAK BRIDGE]
- 9) INTENTIONALLY DELETED.
- 10) INTENTIONALLY DELETED.
- 11) INTENTIONALLY DELETED.
- 12) LAYOUT OF CLARK DIKE AS SET FORTH IN THE RESOLUTION BY THE COURT OF COMMON COUNCIL OF THE CITY OF HARTFORD DATED JUNE 10, 1929. [SHOWN ON SURVEY]
- 13) EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF FLOOD CONTROL WORKS TAKEN BY CITY OF HARTFORD, AS REPORTED IN THE JOURNAL OF THE COMMON COUNCIL OF THE CITY OF HARTFORD ON MAY 24, 1943. [SHOWN ON SURVEY]
- 14) AGREEMENT BETWEEN THE CITY OF HARTFORD AND KOPPERS GAS AND COKE COMPANY DATED JUNE 15, 1936 AND RECORDED IN VOLUME 713, PAGE 464 AND AS REFERENCED IN WARRANTY DEED FROM CURTIS M. MIDDLEBROOK TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED MARCH 9, 1948 AND RECORDED IN VOLUME 780, PAGE 376, ALL OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 15) MEMORANDUM OF AGREEMENT BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY, THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT DATED NOVEMBER 8, 1949 AND RECORDED IN VOLUME 780, PAGE 580 OF THE HARTFORD LAND RECORDS, AS AMENDED BY AMENDMENTS RECORDED IN VOLUME 961, PAGE 20, VOLUME 961, PAGE 23, VOLUME 1087, PAGE 335 AND IN VOLUME 1175, PAGE 620, ALL OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: PARTIALLY WITHIN SUBJECT AREAS A-1, G-a & G-b]
- 16) RIGHT TO CONNECT RAILROAD SIDING AS RESERVED BY THE CITY OF HARTFORD IN A QUIT CLAIM DEED TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED JANUARY 8, 1951 AND RECORDED IN VOLUME 876, PAGE 429 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]
- 17) EASEMENT FOR MAINTENANCE OF HIGHWAYS AND BRIDGE FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE STATE OF CONNECTICUT DATED DECEMBER 14, 1954 AND RECORDED IN VOLUME 950, PAGE 533 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: NORTH OF CURRENT CHARTER OAK BRIDGE.]

- 18) EASEMENT FOR PIPE LINE FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE HARTFORD GAS COMPANY DATED JUNE 8, 1955 AND RECORDED IN VOLUME 961, PAGE 231 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 19) EASEMENT FOR PIPE LINE FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO SOCONY MOBIL OIL COMPANY, INC. AND MAGNOLIA PIPE LINE COMPANY DATED MAY 17, 1961 AND RECORDED IN VOLUME 1072, PAGE 591 OF THE HARTFORD LAND RECORDS AS ASSIGNED BY AN EASEMENT ASSIGNMENT TO BUCKEYE PIPELINE, L.P. DATED AS OF MAY 5, 2015 AND RECORDED IN VOLUME 6959 AT PAGE 1 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: WITHIN SUBJECT AREAS A-1 & G-a NORTH OF CURRENT CHARTER OAK BRIDGE]
- 20) EASEMENT FOR FLOOD CONTROL FACILITIES FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE CITY OF HARTFORD AND GREATER HARTFORD FLOOD COMMISSION DATED FEBRUARY 13, 1963 AND RECORDED IN VOLUME 1099, PAGE 392 OF THE HARTFORD LAND RECORDS. [OVERFLOW DRAIN SHOWN ON SURVEY]
- 21) AGREEMENT BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY AND THE METROPOLITAN DISTRICT DATED OCTOBER 21, 1963 AND RECORDED IN VOLUME 1111, PAGE 730 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 22) RIGHT OF WAY AND EASEMENT FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED AUGUST 31, 1973 AND RECORDED IN VOLUME 1385, PAGE 151 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: EASTERLY OF SUBJECT AREA A-1 AND WESTERLY OF CONNECTICUT RIVER.]
- 23) AGREEMENT BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY AND THE METROPOLITAN DISTRICT DATED NOVEMBER 21, 1973 AND RECORDED IN VOLUME 1400, PAGE 163 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 24) SEWER EASEMENT FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO THE METROPOLITAN DISTRICT DATED AUGUST 29, 1977 AND RECORDED IN VOLUME 1614, PAGE 271 AND AMENDED IN VOLUME 7257, PAGE 143 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]
- 25) TERMS AND CONDITIONS OF A PERMIT TO THE CONNECTICUT RESOURCES RECOVERY AUTHORITY, METROPOLITAN DISTRICT COMMISSION AND THE CONNECTICUT LIGHT AND POWER COMPANY FOR THE CONSTRUCTION AND OPERATION OF A SOLID WASTE RESOURCES RECOVERY PLANT LOCATED ON RESERVE ROAD IN THE CITY OF HARTFORD, CONNECTICUT FROM THE STATE OF CONNECTICUT, DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED FEBRUARY 11, 1985 AND RECORDED IN VOLUME 2253, PAGE 25 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 26) INTENTIONALLY DELETED.
- 27) EASEMENT AND ACCESS RIGHTS TAKEN BY THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF TAKING DATED FEBRUARY 9, 1988 AND RECORDED IN VOLUME 2733, PAGE 222 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY: PARTIALLY WITHIN SUBJECT AREAS A-1, G-a & G-b - NON ACCESS HIGHWAY]
- 28) ORDERS AND NOTICES OF COMPLIANCE ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION IN CONNECTION WITH THE CONNECTICUT LIGHT AND POWER COMPANY AND CONNECTICUT RESOURCES RECOVERY AUTHORITY AS FOLLOWS:
 - A) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1494 RECORDED ON MAY 6, 1997 IN VOLUME 3817, PAGE 29 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1494 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ON FEBRUARY 2, 2004 IN VOLUME 4950, PAGE 322 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
 - B) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 8116 RECORDED ON JULY 21, 1997 IN VOLUME 3844, PAGE 155 OF THE HARTFORD LAND RECORDS, AS AMENDED BY ADDENDUM NO. 1 TO ORDER NO. 8116 DATED MARCH 23, 1998 AND RECORDED IN VOLUME 3933, PAGE 292 OF THE HARTFORD LAND RECORDS; AND AS FURTHER AMENDED BY ADDENDUM NO. 2 TO ORDER NO. 8116 DATED JUNE 25, 1998 AND RECORDED IN VOLUME 3972, PAGE 61 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 8116 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ON AUGUST 18, 2003 IN VOLUME 4826, PAGE 280 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]

- C) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1520 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AGAINST CONNECTICUT LIGHT AND POWER COMPANY RECORDED AUGUST 17, 1999 IN VOLUME 4135, PAGE 354 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1520 RECORDED AUGUST 17, 1999 IN VOLUME 4135, PAGE 353 OF SAID LAND RECORDS. [NOT PLOTTABLE]
- D) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 8116A BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AGAINST CONNECTICUT RESOURCES RECOVERY AUTHORITY RECORDED MARCH 28, 2003 IN VOLUME 4733, PAGE 51 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- E) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1665 BY THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED ON APRIL 2, 2003 AGAINST THE CONNECTICUT LIGHT AND POWER COMPANY IN VOLUME 4736, PAGE 200 OF THE HARTFORD LAND RECORDS. NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1665 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JULY 1, 2003 IN VOLUME 4793, PAGE 166 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- F) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 8116A3 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 279 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- G) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 8116M1 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 281 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- H) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 8116M2 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 282 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- I) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE 1494A BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED AUGUST 18, 2003 IN VOLUME 4826, PAGE 283 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- J) NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 8116A1 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION TO CONNECTICUT RESOURCES RECOVERY AUTHORITY ON AUGUST 18, 2003 IN VOLUME 4826, PAGE 277 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- K) NOTICE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 8116A2 WAS RECORDED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION TO CONNECTICUT RESOURCES RECOVERY AUTHORITY ON AUGUST 18, 2003 IN VOLUME 4826, PAGE 278 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- L) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER ISSUANCE AND CLOSURE NO. 1494M, 1494 M2, 1494 M3, 1494 M4, 1494 M5, 1494 M6 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED ON FEBRUARY 2, 2004 IN VOLUME 4950, PAGE 323 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- M) NOTICE OF BUREAU OF AIR MANAGEMENT ORDER NO. 1983 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AGAINST CONNECTICUT RESOURCES RECOVERY AUTHORITY RECORDED ON MARCH 6, 2012 IN VOLUME 6526, PAGE 330 OF THE HARTFORD LAND RECORDS. CERTIFICATE OF COMPLIANCE WITH BUREAU OF AIR MANAGEMENT ORDER NO. 1983 WAS RECORDED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION ON JUNE 11, 2012 IN VOLUME 6564, PAGE 87 OF SAID LAND RECORDS. [NOT PLOTTABLE]
- 29) AGREEMENT GRANTING USE OF CERTAIN STRUCTURES TO INSTALL FIBER OPTIC CABLE AMONG NORTHEAST UTILITIES SERVICE COMPANY, THE CONNECTICUT LIGHT AND POWER COMPANY, WESTERN MASSACHUSETTS ELECTRIC COMPANY AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NECOM LLC DATED FEBRUARY 27, 1998 AND RECORDED IN VOLUME 3943, PAGE 313 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 30) SHORT FORM AGREEMENT FOR THE PROVISION OF FIBER OPTIC FACILITIES AND SERVICES AMONG NORTHEAST UTILITIES SERVICE COMPANY, THE CONNECTICUT LIGHT AND POWER COMPANY, WESTERN MASSACHUSETTS ELECTRIC COMPANY AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NECOM LLC DATED FEBRUARY 27, 1998 AND RECORDED IN VOLUME 3943, PAGE 321 OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]
- 31) TITLE TO THE ORIGINAL BED OF THE CONNECTICUT RIVER, AS THE SAME MAY HAVE BEEN INCREASED BY ACCRETION AND RELICTION, AND TO ANY PORTION OF LAND LYING BELOW THE MEAN HIGH WATER LINE OF THE CONNECTICUT RIVER, AS NOW OR FORMERLY ESTABLISHED, AS TITLE MAY BE IN THE STATE OF CONNECTICUT. [NOT PLOTTABLE]

32) INTENTIONALLY DELETED.

33) EASEMENTS, RESTRICTIONS, AGREEMENTS AND RESERVATIONS AS SET FORTH IN A DEED FROM THE CONNECTICUT LIGHT AND POWER COMPANY TO CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF APRIL 30, 2001 AND RECORDED IN THE HARTFORD LAND RECORDS ON APRIL 30, 2001 IN VOLUME 4373, PAGE 57. EASEMENT 1b RESERVED IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY IS AFFECTED BY A DECLARATION DATED JUNE 3, 2004 AND RECORDED IN VOLUME 5078, PAGE 299 OF SAID LAND RECORDS. [SHOWN ON SURVEY]

34) MATTERS AS SHOWN ON THIS SURVEY, AS FOLLOWS:

- A) VARIATIONS BETWEEN FENCES AND PROPERTY LINES.
- B) THIRTY (30) FOOT BUILDING SETBACK LINE AND BUILDING ENCROACHMENTS OVER SAME.
- C) CHANNEL ENCROACHMENT LINES.
- D) RIGHTS OF CONNECTICUT LIGHT AND POWER COMPANY d/b/a EVERSOURCE ENERGY IN AND TO UTILITY TOWERS, ELECTRIC POLES AND EQUIPMENT, TOWER, POLE AND EQUIPMENT FOUNDATIONS AND SWITCHYARD EQUIPMENT.
- E) RIGHTS OF THE CITY OF HARTFORD AND GREATER HARTFORD FLOOD COMMISSION IN AND TO DIKE WALL, FLOOD CONTROL STRUCTURES AND OVERFLOW PIPE.
- F) RIGHTS OF LAMAR CENTRAL OUTDOOR IN AND TO AN ADVERTISING SIGN POLE (BILLBOARD).
- G) RIGHTS OF THE CITY OF HARTFORD IN AND TO A RAILROAD SIDING.

35) PROPANE TANK EASEMENT FROM CONNECTICUT RESOURCES RECOVERY AUTHORITY TO CONNECTICUT LIGHT AND POWER COMPANY DATED MARCH 10, 2006 AND RECORDED IN VOLUME 5584, PAGE 172; AS MODIFIED BY AMENDMENT TO PROPANE TANK EASEMENT RECORDED ON AUGUST 22, 2014 IN VOLUME 6853 AT PAGE 176, ALL OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

36) DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION MADE BY CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF JANUARY 30, 2007 AND RECORDED IN VOLUME 5829, PAGE 339 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

37) DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION MADE BY CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF MAY 7, 2008 AND RECORDED IN VOLUME 6088, PAGE 297 OF THE HARTFORD LAND RECORDS; AS MAY BE AFFECTED BY AMENDMENT I DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION DATED AS OF NOVEMBER 13, 2015 AND RECORDED NOVEMBER 16, 2015 IN VOLUME 7009, PAGE 336 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

38) RIGHTS, COVENANTS, EASEMENTS AND AGREEMENTS AS SET FORTH IN A DEED FROM THE CONNECTICUT LIGHT AND POWER COMPANY TO CONNECTICUT RESOURCES RECOVERY AUTHORITY DATED AS OF APRIL 8, 2009 AND RECORDED IN VOLUME 6204, PAGE 292 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

39) RESERVED EASEMENT MODIFICATION AGREEMENT BETWEEN CONNECTICUT RESOURCES RECOVERY AUTHORITY AND CONNECTICUT LIGHT AND POWER COMPANY DATED AS OF JANUARY 11, 2013 AND RECORDED IN VOLUME 6635, PAGE 252; AS MODIFIED BY SECOND RESERVED EASEMENT MODIFICATION AGREEMENT RECORDED NOVEMBER 13, 2013 IN VOLUME 6755 AT PAGE 316, ALL OF THE HARTFORD LAND RECORDS. [NOT PLOTTABLE]

40) RIGHTS OF OTHERS IN AND TO OLD MEADOW ROAD CITED IN DEEDS OF PARCELS TO THE HARTFORD ELECTRIC LIGHT COMPANY. [NOT PLOTTABLE]

41) INTENTIONALLY DELETED.

42) INTENTIONALLY DELETED.

43) INTENTIONALLY DELETED.

44) DECLARATION OF DEED RESTRICTION-PCB CONTAMINATION MADE BY MATERIALS INNOVATION AND RECYCLING AUTHORITY DATED AS OF NOVEMBER 13, 2015 AND RECORDED IN VOLUME 7010 AT PAGE 1 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

45) ACCESS EASEMENT AGREEMENT BETWEEN MATERIALS INNOVATION AND RECYCLING AUTHORITY AND CITY OF HARTFORD DATED AS OF DECEMBER 20, 2017 AND RECORDED IN VOLUME 7283, PAGE 325 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]

46) GRANT OF EASEMENT BETWEEN MATERIALS INNOVATION AND RECYCLING AUTHORITY TO COMCAST OF CONNECTICUT, INC. DATED AS OF FEBRUARY 16, 2018 AND RECORDED IN VOLUME 7299, PAGE 135 OF THE HARTFORD LAND RECORDS. [SHOWN ON SURVEY]



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300 MAXIM ROAD
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HARTFORD, CONNECTICUT
PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1986. IT IS A PROPERTY BOUNDARY SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING PROPOSED ENVIRONMENTAL LAND USE RESTRICTION SUBJECT AREAS.

TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

[Signature]
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE 3/26/18

THIS MAP IS NOT VALID WITHOUT LIVE SIGNATURE AND SEAL

A. RAFAEL MARTINEZ LLS

NO.	DATE	REVISIONS	BY	CHK	APPV
△	3-28-18	ATTORNEY COMMENTS	JBR	ARM	
△	2-13-18	DEEP & ATTORNEY COMMENTS	JBR	ARM	
△	3-27-17	ATTORNEY COMMENTS	JBR	ARM	
△	2-23-16	ATTORNEY COMMENTS	AM	ASF	
△	2-15-16	ATTORNEY COMMENTS	AM	ASF	
△	12-10-15	ATTORNEY COMMENTS	ASF	JB	
△	7-20-15	ATTORNEY COMMENTS	ASF	AM	
△	11-11-13	ATTORNEY COMMENTS	ASF	AM	
△	10-28-13	ATTORNEY COMMENTS	ASF	AM	
NO.	DATE	REVISIONS	BY	CHK	APPV
DRAWN BY: ASF		CHECKED BY: ARM	SCALE: AS NOTED	DATE: 3-08-13	

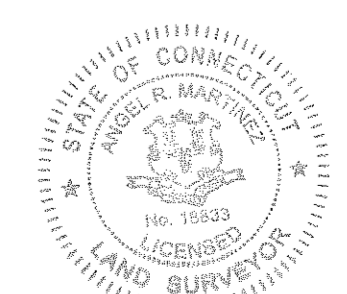


EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154ELUR.DWG	5 OF 6

MAP REFERENCES

- 1) "MAP SHOWING PROPERTY OF THE CONNECTICUT LIGHT & POWER COMPANY TO BE CONVEYED TO CONNECTICUT RESOURCES RECOVERY AUTHORITY MAXIM & RESERVE ROADS HARTFORD, CONNECTICUT," SCALE 1"=100', DATED DEC. 15, 2000, BY HRP ASSOCIATES, INC. SHEETS 1,2,3 & 4 OF 4.
- 2) "MAP SHOWING PROPERTY (PARCEL 3) TO BE ACQUIRED BY CONNECTICUT RESOURCES RECOVERY AUTHORITY AND RESERVED EASEMENT RETAINED BY CONNECTICUT LIGHT & POWER, RESERVE ROAD, HARTFORD, CONNECTICUT," SCALE 1"=100', DATED DEC. 6, 2007, BY HRP ASSOCIATES, INC.
- 3) "DEED RESTRICTION AREA, RESERVE ROAD AND MAXIM ROAD, HARTFORD, CONNECTICUT, PROPERTY OF CONNECTICUT RESOURCES RECOVERY AUTHORITY," DATED 1-15-07, BY MARTINEZ COUCH & ASSOCIATES LLC.
- 4) "DEED RESTRICTION AREA PBF-3 FORMER SWITCHYARD, RESERVE ROAD AND MAXIM ROAD, HARTFORD, CONNECTICUT, PROPERTY OF CONNECTICUT RESOURCES RECOVERY AUTHORITY," DATED 2-01-08 REVISED TO 11-5-15, BY MARTINEZ COUCH & ASSOCIATES LLC.
- 5) "DEED RESTRICTION MAP 115KV SWITCHYARD, RESERVE ROAD, HARTFORD, CONNECTICUT, PROPERTY OF CONNECTICUT RESOURCES RECOVERY AUTHORITY," DATED 6-5-12 REVISED TO 11-11-15, BY MARTINEZ COUCH & ASSOCIATES LLC.
- 6) "CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE CONNECTICUT LIGHT AND POWER CO. BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JULY 1987, BY CONNECTICUT DOT.
- 7) "TOWN OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JAN. 1987, BY CONNECTICUT DOT.
- 8) "TOWN OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JAN. 1987, BY CONNECTICUT DOT.
- 9) "TOWNS OF HARTFORD AND EAST HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM THE CONNECTICUT LIGHT & POWER CO. BY THE STATE OF CONNECTICUT I-91 & CT. 15 CHARTER OAK BRIDGE (LIMITED ACCESS HIGHWAY)," SCALE 1"=40', DATED JAN. 1987, BY CONNECTICUT DOT.
- 10) "HARTFORD AND EAST HARTFORD CHARTER OAK BRIDGE ROUTES U.S. 5 AND CT. 15 OVER CONNECTICUT RIVER LAYOUT PLAN," DATED SEPT. 1, 1987, BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, SHEETS 28 & 29 OF 161.
- 11) "RECONSTRUCTION OF WESTERN APPROACHES AND RELATED ROADWAYS TO THE CHARTER OAK BRIDGE ROUTES U.S. 5 & 15, I-91 HARTFORD, CONN.," SCALE 1"=80', DATED AUGUST 22, 1988, SHEETS 98 & 102 OF 468.
- 12) "RECONSTRUCTION OF WESTERN APPROACHES AND RELATED ROADWAYS TO THE CHARTER OAK BRIDGE ROUTES U.S. 5 & 15, I-91 HARTFORD, CONN.," SCALE 1"=80', DATED AUGUST 22, 1988, SHEET 71-A OF 468.
- 13) "RIGHT OF WAY MAP TOWN OF HARTFORD INTERSTATE 91 FROM THE CHARTER OAK BRIDGE APPROACH NORTHERLY TO THE WHITEHEAD HIGHWAY," SCALE 1"=80', DATED APRIL 14, 1966 AND REVISED MAY 1978, BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SHEET 1 OF 3.
- 14) "SOUTH MEADOW STATION AND RIGHTS OF WAY," SCALE 1"=50', DATED JAN. 1943, BY THE HARTFORD ELECTRIC LIGHT CO. ENGINEERING DEPT. DWG NO. 05011.
- 15) "LAND IN SOUTH MEADOWS TO BE PURCHASED FROM CITY OF HARTFORD, HARTFORD, CONN.," SCALE 1"=100', DATED DECEMBER 1960, BY THE HARTFORD ELECTRIC LIGHT CO. GENERAL ENGINEERING DEPARTMENT. DWG NO. C233F15.
- 16) "MAP TO ACCOMPANY RIGHT OF WAY AGREEMENT BETWEEN THE SOCONY-VACUUM OIL COMPANY, INC. AND THE HARTFORD ELECTRIC LIGHT COMPANY," SCALE 1"=50', DATED JANUARY 18, 1945, BY THE HARTFORD ELECTRIC LIGHT CO. ENGINEERING DEPT. DWG. NO. 05317-A.

- 17) "PLAN TO ACCOMPANY EASEMENT AGREEMENT BETWEEN THE SOCONY VACUUM OIL CO. AND THE CITY OF HARTFORD," SCALE 1"=40', DATED JUNE 1941, BY DEPT. OF ENGINEERING, HARTFORD, CONN., DAYBOOK NO. 08232.
- 18) "PLAN OF PROPERTY IN THE SOUTH MEADOWS SHOWING LANDS INVOLVED IN THE PROPOSED INTERCHANGE BY CITY OF HARTFORD, STATE OF CONNECTICUT AND HARTFORD ELECTRIC LIGHT CO.," SCALE 1"=200', DATED JUNE 1948, BY CITY OF HARTFORD DEPARTMENT OF ENGINEERING, DAYBOOK NO. 08945.
- 19) "TOWN OF HARTFORD PLAN SHOWING EASEMENT TO BE ACQUIRED FROM THE HARTFORD ELECTRIC LIGHT CO. BY THE STATE OF CONNECTICUT HARTFORD BY-PASS," SCALE 1"=40', DATED MAY 1954.
- 20) "PIPE LINE R/W ACROSS LANDS OF THE HARTFORD ELECTRIC LIGHT CO., CITY OF HARTFORD, HARTFORD CO. CONN., MAGNOLIA PIPE LINE COMPANY DALLAS, TEXAS," SCALE 1"=40', DWG. NO. B-626-P.
- 21) "RIGHT OF WAY TO BE DEEDED TO THE SOUTHERN NEW ENGLAND TELEPHONE CO. SOUTH MEADOW STA., HARTFORD," SCALE 1"=100', DATED JUNE 8, 1973, BY THE HARTFORD ELECTRIC LIGHT CO. GENERAL ENGINEERING DEPARTMENT, DWG NO. M102V05.
- 22) "CHANNEL ENCROACHMENT LINES CONNECTICUT RIVER FROM WINDSOR TO WETHERSFIELD HARTFORD, CONN.," SCALE 1"=100', DATED MAY 1962, BY F.P. MOLLOY & ASSOC., SHEETS 3 & 4 OF 10. MAP NUMBERS 728 & 729.
- 23) "COMPILED PLAN-EASEMENT MODIFICATION TO BE ACQUIRED, LAND N/F CONNECTICUT RESOURCES RECOVERY AUTHORITY, RESERVE RD., HARTFORD, CT.," SCALE 1"=10', DATED 12/18/12, BY NORTHEAST UTILITIES SERVICE COMPANY, DWG. 23308.
- 24) "COMPILED MAP DEPICTING EASEMENT TO BE ACQUIRED FROM CONNECTICUT RESOURCES RECOVERY AUTHORITY MAXIM & RESERVE ROADS, HARTFORD, CONNECTICUT," SCALE 1"=10', DATED 1/16/06, BY NORTHEAST UTILITIES SERVICE CO. DWG. 22416.
- 25) "MAP TO ACCOMPANY AGREEMENT BETWEEN THE STANDARD OIL COMPANY OF NEW YORK AND THE HARTFORD ELECTRIC LIGHT COMPANY, HARTFORD CONN.," SCALE 1"=50', DATED APRIL 1919, BY SPENCER AND WASHBURN, INC.
- 26) "CITY OF HARTFORD ZONING MAP CITY OF HARTFORD, CONNECTICUT," JULY 2011, BY THE PLANNING DIVISION DEPARTMENT OF DEVELOPMENTAL SERVICES.
- 27) "TOPOGRAPHIC SITE PLAN CONNECTICUT RESOURCES RECOVERY AUTHORITY CONNECTICUT LIGHT AND POWER COMPANY PROPERTY MAXIM & RESERVE ROADS," DATED 08/25/04 BY TRC.
- 28) "AERIAL MAPPING HARTFORD, CT.," SCALE 1"=300, DATED 2006 & 2007 BY JAMES W. SEWALL COMPANY.
- 29) "CONNECTICUT RIVER FLOOD CONTROL HARTFORD, CONNECTICUT SOUTH MEADOWS POWER STATION CONDUITS SITE PLAN, EXPLORATIONS AND INDEX," SCALE 1"=40', DATED MAR. 1963, BY U.S. ARMY ENGINEER DIVISION, NEW ENGLAND CORPS OF ENGINEERS.
- 30) "CONNECTICUT RIVER FLOOD CONTROL HARTFORD, CONNECTICUT SOUTH MEADOWS POWER STATION CONDUITS OVERFLOW DRAIN PLANS, PROFILE, SECTIONS AND DETAILS," SCALE 1"=50', DATED MAR. 1963, BY U.S. ARMY ENGINEER DIVISION, NEW ENGLAND CORPS OF ENGINEERS.
- 31) "EASEMENT PLAN, MAP SHOWING EASEMENT TO BE GRANTED TO THE CITY OF HARTFORD ACROSS PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, 100 RESERVE ROAD, HARTFORD, CONNECTICUT," SCALE 1"=20', DATED 9-29-2017, PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC.
- 32) "EASEMENT PLAN, MAP SHOWING EASEMENT TO BE GRANTED TO COMCAST ACROSS PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, 100 RESERVE ROAD, HARTFORD, CONNECTICUT," SCALE 1"=20', DATED 1-08-2018, PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC.

PROPERTY DESCRIPTION: 300 MAXIM ROAD

PROPERTY OWNED BY MATERIALS INNOVATION AND RECYCLING AUTHORITY, 300 MAXIM ROAD IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY STREETLINE OF MAXIM ROAD AND THE WESTERLY CHANNEL ENCROACHMENT LINE, SAID POINT BEING S68°14'36"W A DISTANCE OF 134.65 FEET MORE OR LESS FROM THE WESTERLY BANK OF THE CONNECTICUT RIVER, THENCE RUNNING ALONG THE NORTHERLY STREETLINE OF MAXIM ROAD S68°14'36"W A DISTANCE OF 796.28 FEET TO A POINT, THENCE RUNNING S73°02'06"W A DISTANCE OF 374.55 FEET TO A POINT, THENCE RUNNING N20°53'47"W A DISTANCE OF 762.43 FEET TO A POINT, THENCE RUNNING S56°10'25"W A DISTANCE OF 142.47 FEET TO A POINT, THENCE RUNNING N34°13'14"W A DISTANCE OF 198.37 FEET TO A POINT, THENCE RUNNING S55°46'46"W A DISTANCE OF 460.61 FEET TO A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD, THE LAST FOUR COURSES BEING ALONG LAND OF CONNECTICUT LIGHT AND POWER, THENCE RUNNING N34°13'54"W A DISTANCE OF 580.00 FEET TO A POINT, THENCE RUNNING N82°04'29"E A DISTANCE OF 333.11 FEET TO A POINT, THENCE RUNNING N38°50'57"W A DISTANCE OF 420.45 FEET TO A POINT, THENCE RUNNING N51°09'29"E A DISTANCE OF 546.50 FEET TO A POINT, THENCE RUNNING S44°04'07"E A DISTANCE OF 38.17 FEET TO A POINT, THENCE RUNNING S76°40'43"E A DISTANCE OF 72.96 FEET TO A POINT, THENCE RUNNING S40°53'11"E A DISTANCE OF 103.83 FEET TO A POINT, THENCE RUNNING S47°53'47"E A DISTANCE OF 123.03 FEET TO A POINT, THENCE RUNNING S74°57'58"E A DISTANCE OF 39.90 FEET TO A POINT, THENCE RUNNING N34°11'24"E A DISTANCE OF 154.74 FEET TO A POINT, THENCE RUNNING N55°31'23"W A DISTANCE OF 36.00 FEET TO A POINT, THENCE RUNNING N34°56'53"E A DISTANCE OF 47.11 FEET TO A POINT, THENCE RUNNING N56°17'32"W A DISTANCE OF 33.57 FEET TO A POINT, THENCE RUNNING N33°17'46"E A DISTANCE OF 25.39 FEET TO A POINT, THENCE RUNNING N55°09'26"W A DISTANCE OF 2.69 FEET TO A POINT, THENCE RUNNING N64°31'55"W A DISTANCE OF 27.62 FEET TO A POINT, THENCE RUNNING N55°15'00"W A DISTANCE OF 13.57 FEET TO A POINT, THENCE RUNNING N49°02'47"W A DISTANCE OF 31.76 FEET TO A POINT, THENCE RUNNING N29°28'30"E A DISTANCE OF 15.87 FEET TO A POINT, THENCE RUNNING N51°05'04"W A DISTANCE OF 128.44 FEET TO A POINT, THENCE RUNNING N48°41'26"W A DISTANCE OF 324.14 FEET TO A POINT, THENCE RUNNING S55°32'16"W A DISTANCE OF 109.48 FEET TO A POINT, THENCE RUNNING S55°33'03"W A DISTANCE OF 228.07 FEET TO A POINT, THE LAST TWENTY FOUR COURSES ALONG LAND OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, THENCE RUNNING N55°41'03"W A DISTANCE OF 36.57 FEET TO A POINT OF CURVATURE, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°35'54", A RADIUS OF 3011.88 FEET AND AN ARC LENGTH OF 452.00 FEET TO A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD, THE LAST TWO COURSES BEING ALONG LAND OF THE CITY OF HARTFORD, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°45'38", A RADIUS OF 380.99 FEET AND AN ARC LENGTH OF 191.24 FEET TO A POINT, THENCE RUNNING N44°05'54"W A DISTANCE OF 352.85 FEET TO A POINT, THE LAST TWO COURSES BEING ALONG THE STREETLINE OF RESERVE ROAD, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°55'32", A RADIUS OF 2614.00 FEET AND AN ARC LENGTH OF 42.23 FEET TO A POINT, THENCE RUNNING N49°28'30"E A DISTANCE OF 93.13 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°32'16", A RADIUS OF 2697.00 FEET AND AN ARC LENGTH OF 25.31 FEET TO A POINT, THE LAST THREE COURSES BEING ALONG LAND OF STATE OF CONNECTICUT, THENCE RUNNING S58°40'05"E A DISTANCE OF 324.25 FEET TO A POINT, THENCE RUNNING S64°29'25"E A DISTANCE OF 519.78 FEET TO A POINT, THENCE RUNNING S25°30'35"W A DISTANCE OF 6.00 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°23'24", A RADIUS OF 2000.00 FEET AND AN ARC LENGTH OF 362.68 FEET TO A POINT, THENCE RUNNING N55°43'12"E A DISTANCE OF 194.73 FEET MORE OR LESS TO THE WESTERLY BANK OF THE CONNECTICUT RIVER, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A MEANDERING LINE BEING ALONG THE WESTERLY BANK OF THE CONNECTICUT RIVER 2500 FEET MORE OR LESS TO A POINT IN THE PROJECTED INTERSECTION OF THE NORTHERLY STREETLINE OF MAXIM ROAD, THENCE RUNNING S68°14'36"W A DISTANCE OF 134.65 FEET MORE OR LESS TO THE POINT AND PLACE OF BEGINNING.

PROPERTY DESCRIPTION: 100 RESERVE ROAD

PROPERTY OWNED BY MATERIALS INNOVATION AND RECYCLING AUTHORITY, 300 MAXIM ROAD IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD AND THE SOUTHWESTERLY CORNER OF LAND OF CITY OF HARTFORD, THENCE RUNNING N55°46'57"E A DISTANCE OF 537.01 FEET TO A POINT, THENCE RUNNING N55°33'03"E A DISTANCE OF 228.07 FEET TO A POINT, THENCE RUNNING N55°32'16"E A DISTANCE OF 109.48 FEET TO A POINT, THENCE RUNNING S48°41'26"E A DISTANCE OF 324.14 FEET TO A POINT, THENCE RUNNING S51°05'04"E A DISTANCE OF 128.44 FEET TO A POINT, THENCE RUNNING S29°28'30"W A DISTANCE OF 15.87 FEET TO A POINT, THENCE RUNNING S49°02'47"E A DISTANCE OF 31.76 FEET TO A POINT, THENCE RUNNING S55°15'00"E A DISTANCE OF 13.57 FEET TO A POINT, THENCE RUNNING S64°31'55"E A DISTANCE OF 27.62 FEET TO A POINT, THENCE RUNNING S55°09'26"E A DISTANCE OF 2.69 FEET TO A POINT, THENCE RUNNING S33°17'46"W A DISTANCE OF 25.39 FEET TO A POINT, THENCE RUNNING S36°17'32"E A DISTANCE OF 33.57 FEET TO A POINT, THENCE RUNNING S34°56'53"W A DISTANCE OF 47.11 FEET TO A POINT, THENCE RUNNING S55°31'23"E A DISTANCE OF 36.00 FEET TO A POINT, THENCE RUNNING S34°11'24"W A DISTANCE OF 154.74 FEET TO A POINT, THENCE RUNNING N74°57'38"W A DISTANCE OF 39.90 FEET TO A POINT, THENCE RUNNING N47°53'47"W A DISTANCE OF 123.03 FEET TO A POINT, THENCE RUNNING N40°53'11"W A DISTANCE OF 103.83 FEET TO A POINT, THENCE RUNNING N76°40'43"W A DISTANCE OF 72.96 FEET TO A POINT, THENCE RUNNING N54°46'39"W A DISTANCE OF 71.53 FEET TO A POINT, THENCE RUNNING N44°04'07"W A DISTANCE OF 38.17 FEET TO A POINT, THENCE RUNNING S51°09'29"W A DISTANCE OF 546.50 FEET TO A POINT, THENCE RUNNING S38°50'57"E A DISTANCE OF 420.45 FEET TO A POINT, THENCE RUNNING S82°04'29"W A DISTANCE OF 333.11 FEET TO A POINT IN THE EASTERLY STREETLINE OF RESERVE ROAD, THE LAST TWENTY FOUR COURSES ALONG LAND OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, THENCE RUNNING N34°13'54"W A DISTANCE OF 276.47 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°10'30", A RADIUS OF 359.26 FEET AND AN ARC LENGTH OF 270.72 FEET TO A POINT, THENCE RUNNING N08°56'36"E A DISTANCE OF 57.81 FEET TO THE POINT AND PLACE OF BEGINNING.

STRUCTURE NO. FEATURE DESIGNATED AS A PERMANENT STRUCTURE ON SHEET 4 OF 6 AS SUPPLIED BY TRC.

1	UTILITY TOWER FOUNDATION
2	BILLBOARD SIGN FOUNDATION
3	LARGE ELECTRICAL POLE FOUNDATIONS
4	UTILITY TOWER FOUNDATION
5	ELECTRICAL EQUIPMENT FOUNDATIONS
6	FOUNDATION OF BACKFLOW PREVENTER SHED
7	UTILITY TOWER FOUNDATIONS
8	LARGE ELECTRICAL POLE FOUNDATION
9	FUEL OIL ABOVEGROUND STORAGE TANK (AST)
10	FOUNDATION OF PUMP HOUSE NEAR FUEL AST
11	CONCRETE END-WALL
12	CONCRETE PADS AND FOUNDATIONS AND JET TURBINE FOUNDATIONS
13	TRUCK SCALE
14	COAL POND/COAL PILE LINER AND CONCRETE "PILLOWS"
15	TWO CONCRETE STRUCTURES ALONG THE NORTHERN SIDE OF THE COAL POND
16	CONCRETE PORTIONS OF THE FORMER COAL CONVEYOR SYSTEM
17	CONCRETE FOUNDATIONS ASSOCIATED WITH THE CONVEYOR SYSTEM
18	VARIOUS CONCRETE PADS ADJACENT TO THE SOUTHEASTERN CORNER OF THE MAIN PBF BUILDING
19	THREE ABOVEGROUND, VERTICAL STORAGE TANKS
20	CONCRETE STRUCTURE
21	CONCRETE FLOOD DIKE WALL
22	SILLO FOUNDATION
23	CONCRETE FOUNDATIONS UNDERLYING THE VENTILATION EQUIPMENT
24	CONCRETE FOUNDATIONS UNDERLYING THE THERMAL OXIDIZER EQUIPMENT
25	CONCRETE TRUCK RAMP
26	CONCRETE FOUNDATIONS UNDERLYING THE VENTILATION EQUIPMENT
27	TRUCK SCALES
28	TRUCK SCALE



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300 MAXIM ROAD
100 RESERVE ROAD
HARTFORD, CONNECTICUT
PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 28, 1986. IT IS A PROPERTY BOUNDARY SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING PROPOSED ENVIRONMENTAL LAND USE RESTRICTION SUBJECT AREAS.

TO BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE: 3/26/18

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL

A. RAFAEL MARTINEZ LLS

3-28-18	ATTORNEY COMMENTS	JBR	ARM
2-13-18	DEEP & ATTORNEY COMMENTS	JBR	ARM
3-27-17	ATTORNEY COMMENTS	JBR	ARM
2-23-16	ATTORNEY COMMENTS	AM	ASF
2-15-16	ATTORNEY COMMENTS	AM	ASF
12-10-15	ATTORNEY COMMENTS	ASF	JB
7-20-15	ATTORNEY COMMENTS	ASF	AM
11-11-13	ATTORNEY COMMENTS	ASF	AM
10-28-13	ATTORNEY COMMENTS	ASF	AM
NO.	DATE	REVISIONS	BY
CHK	APPV		
DRAWN BY:	ASF	CHECKED BY:	ARM
SCALE:	AS NOTED	DATE:	3-08-13

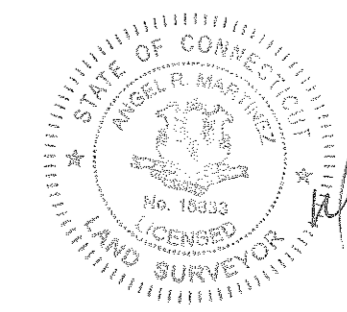


EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY, 300 MAXIM ROAD AND 100 RESERVE ROAD HARTFORD, CONNECTICUT

JOB NO.	DRAWING NUMBER	SHEET
32-154	32-154E.LUR.DWG	6 OF 6

Attachment B – Table of Existing Environmental Documentation

Environmental Investigation and Remediation Reports

Previous investigations and remedial activities performed at the Site have been documented in the following reports, listed in chronological order, which have been submitted to the CTDEEP:

Author	Date	Report Title
Land Tech Remedial	December 1995	<i>Subsurface Investigations and Remedial Installation Report.</i>
HRP Associates Inc.	October 1998	<i>Phase I Environmental Site Assessment Report CRRA Power Block Facility and Waste Processing Facility Maxim Road and Reserve Road Hartford, Connecticut.</i>
Metcalf & Eddy Inc.	March 1999	<i>Phase I Environmental Assessment Connecticut Light and Power Company South Meadow Station Hartford.</i>
HRP Associates Inc.	June 1999	<i>Subsurface Investigation Report Mid-Connecticut Project Maxim and Reserve Roads Hartford Connecticut.</i>
Metcalf & Eddy Inc.	July 1999	<i>Phase II Field Investigation Report South Meadows Hartford.</i>
HRP Associates Inc.	June 1999	<i>Mercury Boiler Investigation.</i>
TRC Environmental Corp.	October 2001	<i>Phase III Work Plan.</i>
TRC Environmental Corp.	June 2002	<i>Sample Work Plan for Area 7B.</i>
TRC Environmental Corp.	September 2002	<i>Phase III Remedial Investigation Report.</i>
TRC Environmental Corp.	June 2003	<i>Supplemental Phase III Site Investigation Report.</i>
TRC Environmental Corporation	September 2003.	<i>Specifications: Remediation of Areas WPF-4, 1-2, 1-3, 1-4, 1-5, 1-6 and PBF-5 by Soil Excavation South Meadows Station.</i>
TRC Environmental Corp.	February 2004	<i>Sampling Work Plan for the Track Hopper Room and Soils Below the Mercury Boiler Room.</i>
TRC Environmental Corp.	March 2004	<i>Closure Report; South Meadows Former Mercury Boiler Room Decommissioning & Demolition.</i>
TRC Environmental Corp.	July 2004.	<i>Excavation Remedial Action Plan for Area PBF-3 Former Transformer/Switchyard.</i>
TRC Environmental Corp.	August 2004	<i>Supplemental Site Investigation Area WPF-4 and Area 1-2.</i>

Author	Date	Report Title
TRC Environmental Corp.	April 2005	<i>Area PBF-3 PCB Remedial Action Plan.</i>
TRC Environmental Corp.	July 2005	<i>Track Hopper Room Investigation Report.</i>
TRC Environmental Corp.	August 2005	<i>95 Percent Upper Confidence Limit Determination for Arsenic.</i>
TRC Environmental Corp.	January 2006	<i>Remedial Action Plan for Soils Beneath Remaining Structure at the Former Mercury Boiler Room.</i>
TRC Environmental Corp.	January 2006	<i>Parcel No. 3 (CL&P Parcel) Remedial Action Plan.</i>
TRC Environmental Corp.	March 2006	<i>Remedial Action Plan for Area PBF-4 Former PCB Oil Storage Tanks.</i>
TRC Environmental Corp.	April 2006	<i>Soil Investigation Report Electrical Switchyards Parcel 3.</i>
TRC Environmental Corp.	June 2006	<i>Waste Processing Facility Engineered Control Remedial Action Plan.</i>
TRC Environmental Corp.	June 2006	<i>Waste Processing Facility Remedial Action Plan.</i>
TRC Environmental Corp.	July 2006	<i>Remedial Action Plan for Former PCB Storage Tank Piping and Appurtenances.</i>
TRC Environmental Corp.	February 2007	<i>Waste Processing Facility Area 3 Asbestos Containing Materials Investigation Work Plan.</i>
TRC Environmental Corp.	February 2007	<i>Remedial Action Plan for Area 3.</i>
TRC Environmental Corp.	September 2007	<i>Remedial Action Plan for Soil Beneath Former 1927 Boiler Room Addition.</i>
TRC Environmental Corp.	September 2008	<i>Specifications; Track Hopper Room Remediation.</i>
TRC Environmental Corp.	March 2010	<i>Remedial Action Report: Former PCB Storage Tank Piping and Appurtenances.</i>
TRC Environmental Corp.	April 2010	<i>Self-Implementing Cleanup Plan for 115 kV Switchyard.</i>
TRC Environmental Corp.	November 2011	<i>Remedial Action Report Retained Parcel 115 kV Switchyard.</i>
TRC Environmental Corp.	January 2012	<i>Fuel Farm (Area 2-2) Remedial Action Plan.</i>
TRC Environmental Corp.	September 2012	<i>Remedial Action Report Area PBF-3/Former Transformer Switchyard.</i>
TRC Environmental Corp.	September 2012	<i>Waste Processing Facility Storm Water Detention Basin Engineered & Access Control Remedial Action Plan.</i>
TRC Environmental Corp.	October 2012	<i>Fuel Line (Delineation Area 2) Engineered Control Remedial Action Plan.</i>
TRC Environmental Corp.	November 2012	<i>Fuel Oil Line Investigation Report.</i>
TRC Environmental Corp.	November 2012	<i>Waste Processing Facility Storm Water Detention Basin Engineered & Access Control Remedial Action Plan.</i>

Author	Date	Report Title
TRC Environmental Corp.	April 2013	<i>Remedial Action Report: Area PBF-4 Former PCB Oil Storage Tanks.</i>
TRC Environmental Corp.	March 2013	<i>Alternative SWPC Application and PMC Exception Document.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Area 1-3: Excavation of ETPH impacted Soils.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Area 1-6: Former Vanadium Pile.</i>
TRC Environmental Corp.	January 2014	<i>Remedial Action Report: Area 2-1/2-2: Fuel Farm.</i>
TRC Environmental Corp.	January 2014	<i>Remedial Action Report: Area 1-2 1-4 and 1-5: Coal Pond/Coal Pile Areas.</i>
TRC Environmental Corp.	July 2013	<i>Remedial Action Report: PBF-1 Mercury Boiler Room, Track Hopper Room, PBF-4 and PBF-5.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Waste Processing Facility Area 4.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Waste Processing Facility Areas 1, 2 and 3.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Waste Processing Facility Areas 4 and 5.</i>
TRC Environmental Corp.	November 2013	<i>Memorandum: Bollard Excavation/Remediation.</i>
TRC Environmental Corp.	November 2013	<i>Remedial Action Report: Fuel Line (Delineation Area 2)</i>
TRC Environmental Corp.	December 2013	<i>Remedial Action Report: Waste Processing Facility Storm Water Detention Basin.</i>
TRC Environmental Corp.	February 2014	<i>Remedial Action Report: Areas 3-2 and 3-3</i>
TRC Environmental Corp.	February 2014	<i>Remedial Action Report: Area 3-1.</i>
TRC Environmental Corp.	February 2014	<i>Memorandum: WPF Storm Water Basin Fence Line Remediation.</i>
TRC Environmental Corp.	November 2015	<i>Remedial Action Report: PBF Wetlands A and E.</i>
Materials Innovation and Recycling Authority	April 18, 2018*	<i>Declaration of Environmental Land Use Restriction and Grant of Easement</i>
TRC Environmental Corp.	May 2018	<i>Verification Report</i>
<p>* The <i>Declaration of Environmental Land Use Restriction and Grant of Easement</i> includes six (6) associated survey map sheets, and was recorded in the City of Hartford Land Records on April 20, 2018.</p>		

Other Documents of Interest

Author	Date	Report Title
Fuss & O'Neill Inc.	March 2002	<i>Connecticut Light & Power Company and Connecticut Resources Recovery Authority Drainage Study of Parcel 1 South Meadows Generating Station and Regional Trash-to-Energy Facility</i>

Author	Date	Report Title
HRP Associates Inc.	March 29, 2012	<i>Hazardous Materials Survey Report, Northern Portion of the Administration Building, South Meadows Station, Gate 20 Reserve Road, Hartford, Connecticut</i>
HRP Associates Inc.	January 17, 2014	<i>Hazardous Materials Abatement Documentation Northern Portion of the CRRA Facility Administration Building, Gate 20 Reserve Road, Hartford, Connecticut</i>
Greater Hartford Flood Commission	May 10, 2022	<i>Hartford Flood Protection System – Emergency Action Planning, Materials Innovation and Recycling Authority Site (MIRA), Hartford, Connecticut</i>
TRC Environmental Corp.	May 2022	<i>Closure Plan for CSWS Resource Recovery Facility (RFP Attachment C)</i>
Greater Hartford Flood Commission	August 5, 2022	<i>Letter to CT-DEEP RE: MIRA Closure Plan Dated May 2022 (RFP Attachment C)</i>
CT-DEEP	October 14, 2022	<i>Request for Additional Information for Closure Plan for CSWS Resource Recovery Facility (RFP Attachment C)</i>
Materials Innovation and Recycling Authority	January 5, 2023	<i>Response to Request for Additional Information Regarding Closure Plan, Materials Innovation and Recycling Authority – Hartford RRF (RFP Attachment C)</i>

MIRA was originally created under Public Act 14-94 in June 2014 as successor to the former Connecticut Resources Recovery Authority (CRRA). This was done in the same manner that the MIRA Dissolution Authority now succeeds MIRA. In 2014, MIRA assumed control of CRRA's assets, rights, duties, and obligations and continued its ongoing business. MIRA was, and the MIRA Dissolution Authority now is, a public instrumentality and political subdivision of the State engaged in specifically defined waste management service functions.

The underlying statutory powers of MIRA assumed by the Authority are to plan, design, construct, finance, manage, own, operate and maintain solid waste disposal, volume reduction, recycling, intermediate processing, resource recovery and related support facilities necessary to carry out the State's Solid Waste Management Plan. The Authority may provide solid waste management services to municipalities and others in the State by receiving solid waste at its facilities, recovering resources from such solid waste, and generating revenues from such services sufficient for it to operate on a self-sustaining basis. ***Once the MIRA dissolution process is complete, these underlying statutory powers, and the statutes establishing the MIRA Dissolution Authority, are repealed.***

In addition to originally establishing MIRA, Public Act 14-94 established a consultative partnership between MIRA and the State's Department of Energy and Environmental Protection (DEEP) intended to bring about a redevelopment of the Resource Recovery Facility in Hartford. However, following a multi-year sustained effort, the redevelopment did not proceed due to an absence of support from key stakeholders. Major considerations precluding redevelopment of the Hartford Resource Recovery Facility included the nature of refurbishment work in relation to the level of investment required, increased tipping fees and community impacts.

In response to these circumstances, and considering the facility's age, serviceability and reliability, MIRA undertook a managed shut down of the Hartford Resource Recovery Facility and transitioned to waste transfer operations provided through operation of its transfer stations.

The Resource Recovery Facility stopped receiving waste deliveries, and processing waste into "refuse derived fuel", on July 11, 2022. Combustion of waste stopped on July 19, 2022 and the final shipment of ash left the facility on August 5, 2022. Since then, waste, refuse derived fuel and ash residue has been broom cleaned, equipment oils, fuels and lubricants have been properly removed, radioactive measuring devices have been removed, remaining energy consumption minimized, explosive blast cleaning of the boilers was undertaken and bag house filter bags removed. The Jet Turbine Facility also located at the Site was then shut down effective May 31, 2023. The facility was physically disabled from starting and associated operating permits surrendered. The Authority's corporate offices are now located at the Site.