



Dissolution Authority

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MEMORANDUM

TO: South Meadows Transition Committee
FROM: William P. Beccaro, Committee Chairperson
DATE: January 3, 2024
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, January 10, 2024 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 29, 2023 Regular Committee Meeting (*Attachment 1*).
4. Discussion of Red-Line Copy of Fifth Full Draft Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study (*Attachment 2*).
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 29, 2023
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on November 29, 2023. Present either in-person or via video or audio conferencing were:

Committee Members: Director William Beccaro (Committee Chairperson)
Director Bert Hunter (Ex Officio)
Director Matthew Dayton
Director Rachel Taylor
Director David Steuber
Member William DiBella
Member Frank Dellaripa
Member Sarah McCoy

Other Directors Present: John Fonfara
Joseph DeNicola
Theodore Bromley

Other Members Present: Thomas Swarr

MIRA Staff Present: Mark Daley, President and CFO
Thomas Gaffey, Director of Recycling and Enforcement
Christopher Shepard, Environmental Compliance Manager
Roger Guzowski, Supply Chain Manager
David Bodendorf, Mgr. of Engineering, Construction & Power Assets
Cheryl Kaminsky, Comptroller
Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Jade Barber
Claire Quinn
Ryan Mowery

TRC Environmental Corp. Staff Present: Carl Stopper

Others Present: (860) 241-7700 (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 11:04 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 November 1, 2023 Regular Committee Meeting

Chairperson Beccaro requested a motion to approve the minutes of the November 1, 2023 Regular Committee Meeting. The motion was made by Director Taylor and seconded by Director Steuber.

Director Hunter requested that the listing of Directors and Members present further specify which Directors and Members are assigned to this Committee, and which are not.

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		X		
Dave Steuber		X	X		

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

There was discussion regarding a “red-line” version of the draft RFP background and scope from Director Beccaro that was provided to all Directors and Members on November 27, 2023. Director Beccaro noted that he had three things in mind with the “red-line” version that he offered: (1) provide proposers with an overview of who we are and what we need to accomplish; (2) provide the scope of services required; and (3) define the minimum clean-up requirements, in terms of work required, time to complete the work and cost, before future re-development can proceed (i.e., what is required for industrial/commercial re-development, with and without structures remaining? What is required for residential re-development, with and without structures remaining?).

Director Dayton agreed with what he understood to be Director Beccaro’s intent – the final study report needs to detail what is required to achieve a few, specific, environmental baselines (i.e., industrial/commercial and residential). Director Dayton

stated that the use of the term “high level unconstrained development alternatives” is beyond our charge, and that final study report that results from this RFP should be more quantitative in nature than qualitative. Director Fonfara concurred, stating that he does not support having consultants making any re-development decisions or judgements as part of this study. Director Dayton also stated that, if partitioning the property is considered in the study, then each partition should be evaluated for both industrial/commercial and residential baselines. Member Swarr stated that the Authority’s charge for this study does not include economic analyses and assessment of community infrastructure; therefore, both of these topics should be removed from the RFP scope of work before it is issued. Member Swarr also recommended that this study contain an evaluation of potential environmental and public health risks that would be associated with any future environmental remediation activities that may be required. Director Steuber stated his belief that this study will set the stage for a second, more qualitative study.

There was discussion regarding the timing of the RFP and study, considering that the closure plan has not yet been implemented because it is still pending approval by DEEP. Director Beccaro asked if the quality of the final study report would suffer because the closure plan has not yet been implemented. Mr. Shepard stated that he believed that any such impacts to the report quality would be minor because the closure plan is primarily concerned with the removal of waste and waste residues from structures and equipment that were used for waste processing and combustion; therefore, any impacts from the pending status of the closure plan would primarily be associated with those baseline evaluations that include re-use of the existing site buildings, since the Authority and DEEP have not yet agreed upon the “clean” closure standards that will apply to site building surfaces (which is one reason that DEEP has not yet approved the closure plan). Mr. Shepard also stated that the State’s Remediation Standard Regulations (RSRs) apply to environmental media (i.e., site soils and groundwater), and that the site’s environmental media have already been well characterized by TRC in meeting the Transfer Act obligations.

There was also discussion regarding engagement with the City of Hartford during the study. Director Taylor asked what input would be required from Hartford if the “qualitative” aspects of the study are removed. Member Swarr stated his recommendation that outreach associated with this study should be focused on education, and to finding out what questions people may have that need to be answered by this study or by a potential, subsequent study. Director Dayton noted that the five Members appointed to the Authority Board by the Hartford City Council are part of the engagement of the Authority with the City. Director Fonfara stated that there are both business and residential communities within the neighborhood of the South Meadows property that should be considered, and that the property seems like it could serve as an asset to the region, not just the City.

Member Swarr raised questions regarding what work would be required to ensure that the property is kept safe and secure until it is re-developed. Mr. Daley stated that a site operations plan could be assembled, but that such a plan has not been considered as part of this study. Ms. Catino noted that the Verification Report that is currently being updated by TRC will include a summary of post-closure care and maintenance requirements associated with each engineered control that has been installed on-site to render remaining site contamination inaccessible and/or environmentally-isolated; however, the Verification Report would not touch on other operational concerns, such as general site security.

There was also discussion regarding the “Study Working Group” that is contemplated in the draft RFP. Chairman Beccaro replaced “Study Working Group” with “the Authority” in the “red-line” version of the draft RFP background and scope that was provided to all Directors and Members on November 27, 2023. Mr. Daley stated that he believed setting up a “Study Working Group” would be subject to discussion and selection by the full Board. Director Taylor stated that she hoped that the members of such “Study Working Group” would be expanded beyond Directors and Members of the Board. Director Steuber stated that establishment of a “Study Working Group” beyond the South Meadows Transition Committee seemed overly-bureaucratic for this study, but he could envision such “Study Working Group” during the following, more qualitative, development study that will likely be conducted.

Mr. Daley and Chairperson Beccaro reviewed the steps that will be taken in drafting the next draft revision of the RFP background and scope, and Mr. Daley indicated that there would probably be two revolutions of the draft RFP between today’s Committee meeting and the next regularly-scheduled Committee meeting in January 2024. Chairperson Beccaro expressed that he is willing to review those additional revolutions of the draft RFP and share them with others Committee members who are interested in order to keep moving this process forward.

Director DeNicola commented on the path being put in place by this Committee that essentially bifurcates this environmental study from a re-development/economic analysis study that would be completed in the future. Director DeNicola stated that he is used to seeing both environmental and development studies completed together or on similar timelines, so he would appreciate it if the Committee would be able to lay out the timelines required, and the advantages offered, by completing these studies in a more sequential manner.

Member DiBella also commented regarding external factors that he believes will impact future re-development; specifically, the flood control dike. Member DiBella stated that there is a seepage issue with the flood control dike that they have been

struggling with for five years because it is a \$100 million issue that nobody is willing to pay to address. Member DiBella noted that the dike could potentially fail and “25% of Hartford’s grand list” would be destroyed if the Connecticut River reaches an elevation of 30’.

Chairperson Beccaro inquired of Authority staff if the proposed timeline for issuance of the RFP after the January 2024 meeting of the full Board was realistic. Mr. Guzowski stated that he believes that the timeline is realistic given that the scope of work is coming into better focus and is not expanding. Chairperson Beccaro expressed that he is more interested in ensuring a high quality final report than meeting an arbitrary deadline, and that we will keep moving forward with the anticipated RFP issuance date of January 18, 2024, but that date is not a hard deadline.

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 12:22 pm.

Attachment 2

DRAFT 5 RED-LINE

COMMITTEE CHAIR COMMENTS ON 11/27/2023, AND COMMITTEE DISCUSSION ON 11/29/2023 WERE INCORPORATED AND ACCEPTED IN DRAFT 4 OF THE RFP, WHICH WAS DISTRIBUTED TO THE COMMITTEE ON 12/18/2023.

RED-LINE REVISIONS SHOWN IN THIS DRAFT 5 REFLECT COMMITTEE MEMBER COMMENTS RECEIVED BETWEEN 12/18/2023 AND 1/2/2024.

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

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I. Request for Proposals:

A. Background

The MIRA Dissolution Authority (“the Authority”) was created by an act of the State of Connecticut Legislature – Public Act 23-170, effective July 1, 2023. As a result of this legislation, the Authority replaced the existing Materials Innovation and Recycling Authority (MIRA). It assumed MIRA’s statutory duties and responsibilities, control over all of MIRA’s assets, authorities and capabilities, and continues to operate MIRA’s ongoing waste transfer operations until acceptable alternatives become available. Additionally, it has been charged with supplementary duties and responsibilities related to MIRA’s dissolution.

The Authority is the owner of an approximate 80 acre site encompassing 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 for numerous reasons including its age, serviceability and reliability. 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 has been 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 presently located at the Site.

The Authority’s charge includes the responsibility to wind down MIRA’s operations and activities in an orderly manner. A key component of this charge involves studying the South Meadows Site with an eye to future redevelopment and use. An additional facet of the Authority’s charge and duties includes the marketing and sale of its surplus property and facilities. Upon conclusion of this 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. Additional information on the Authority’s creation and the MIRA dissolution process can be found at <https://www.ctmira.org/>.

Accordingly, the Authority seeks proposals from lead consultant and environmental engineers, including sub consultants if any are required, to conduct a study that will result in a report (known herein as the “Report of the South Meadows Redevelopment Considerations Study”). The purpose of the Report is to identify the immediate environmental needs and knowledge necessary for potential future redevelopment of the South Meadows Site.

B. Scope of Work for the Study

The successful Lead Proposer and their team of Sub Consultants (“Proposer”) shall be expected to undertake all work necessary to answer the Authority’s charge to identify both the immediate environmental needs and information necessary for potential future redevelopment of the South Meadows Site. The Authority recognizes that the scope of such environmental needs and other necessary information may vary dependent on the nature of the redevelopment to occur. Accordingly, key components of the *Report of the South Meadows Redevelopment Considerations Study* are the documentation of existing environmental conditions, conceptual site considerations and the immediate environmental needs and knowledge associated with potential future use of the South Meadows Site redevelopment alternatives for:

- Industrial / Commercial Activities as defined in the Connecticut Department of Energy and Environmental Protection (CT DEEP) Remediation Standard Regulations; and/or
- Residential Activities as defined in the ~~Connecticut Department of Energy and Environmental Protection~~ (CT DEEP) Remediation Standard Regulations; as outlined below:
- Currently-Permitted Activities; and
- A combination of such activities on separate partitions of the Site.

Collectively, these items are referred to as “Potential Future Uses”

1 - Existing Environmental Conditions

The selected Proposer shall review and compile existing background environmental information and analyses concerning the Site as described below:

The South Meadows Site is an “Establishment” under Connecticut’s “Transfer Act” stemming 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. In 2001, the site was purchased by the then “Connecticut Resources Recovery Authority” triggering 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 (indicating that the required remediation of the Site was complete) was initially submitted to CT DEEP on June 26, 2018. However, additional contaminants were discovered in January 2019 causing rejection of the Verification Report, and requiring additional remediation. This necessary additional remediation activity is presently underway. The work is expected to be completed in early 2024 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 (listed on Attachment B).

In addition to the steps already taken to shut down the Resource Recovery Facility, a formal “Closure Plan” is required by regulation to be submitted to CT DEEP for its approval prior to implementation. MIRA submitted its formal Closure Plan to CT DEEP in May 2022. The major elements of this work primarily involves 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 cost to perform this work is estimated and funded at \$3.3 million.

Comments on the Closure Plan were received from the 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, removal of caulking containing PCBs from the former NU Admin Building, coordination with the US Army Corps of Engineers, Greater Hartford Flood Commission, City of Hartford and CT DEEP, and oversight by an independent engineer. Approval of the revised Closure Plan is pending. Copies of the Closure Plan and subsequent correspondences are included as Attachment C.

The Authority 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 review of Existing Environmental Conditions. The Authority separately engaged TRC for the purpose of preparing the Closure Plan for the now shuttered MIRA Resource Recovery Facility. Additionally, 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 Sub Consultant 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.

For this initial task, the selected Proposer shall 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 redevelopment ~~for Industrial / Commercial Activities and/or Residential Activities of Potential~~ Future Uses. 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).

2 - Conceptual Site Considerations

The selected Proposer shall be expected to review and document existing conditions on the Site that may also impact ~~potential redevelopment~~Potential Future Uses and assist in defining portions of the Site suitable for ~~redevelopment for Industrial / Commercial Activities and/or Residential Activities~~such uses, details of which shall be discussed in the Study. The scope of this portion of the undertaking is expected to include:

- A 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.
- A 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, which shall include:
 - An inspection of all buildings to inventory potential HBMs (types, locations, estimated quantities)
 - A sampling of potential HBMs to confirm status
 - An estimate of the costs to abate all HBMs for building renovation or demolition
 - An estimate of the costs to demolish all buildings following HBM abatement
- A review and documentation of 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. Such a review shall include: 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. In this context, the selected Proposer will specifically address the following:
 - A review of a 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.
 - The production of 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. This Plan shall 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; as well as a detailed plan for inspection and maintenance, and estimated recurring costs to comply with the Plan.
 - Developing an Emergency Preparedness Plan (EPP) for the current and future Property Owner in consultation with the GHFC and the Authority. The EPP shall 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 shall be provided to the GHFC for incorporation into the GHFC’s Emergency Action Plan.

- The production of 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 shall 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, as well as an estimate of costs to properly abandon/remove each penetration/encroachment.
- Review and documentation of additional Site considerations including:
 - Eversource easements and neighboring infrastructure
 - Flood control system
 - Other easements
 - Zoning
 - Proximity to Brainard Airport
 - Proximity to the Connecticut River
 - Wetlands and Site drainage considerations
 - The potential for mixed uses on various portions of the Site

3 - ~~Redevelopment to Industrial / Commercial and/or Residential Standards~~Potential Future Uses

The selected Proposer shall document and present the Existing Environmental Conditions and Conceptual Site Considerations, including the redevelopment challenges posed by each, to the Authority's South Meadows Transition Committee for the purpose of gaining consensus including any further refinement of formulating up to four combinations of Industrial / Commercial and/or Residential redevelopment alternatives the Potential Future Uses to be assessed. Such Potential Future Uses redevelopment alternatives are to be developed-defined 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. ~~If a Proposer believes four high level redevelopment 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 IS NOT SEEKING A RECOMMENDED REDEVELOPMENT OPTION, LAYOUT PLAN OR DRAWING FOR THE SOUTH MEADOWS SITE AS A COMPONENT OF THIS STUDY.**

4 – Environmental Needs and Knowledge Necessary for Redevelopment Alternatives.

The Study shall include an examination and analysis of the following:

- The specific remediation standards to be met for each redevelopment alternative Potential Future Use.
- Permitting and remediation activities required to prepare the Site for Each Potential Future Use alternative shall be fully documented and assessed, including:

- Description of additional Site investigation and remediation work associated with each Potential Future Use;
 - ~~(including f~~Federal, state, local and all other applicable permits, approvals, statutes and regulations applicable to the Site investigation and remediation work; and
 - ~~) and shall delineate the t~~Timelines and cost for all permitting, investigation and remediation activities.
- ~~Additional Site work associated with each redevelopment alternative shall also be quantified at a high level as necessary for future decision making purposes. This shall include the cost and timeline for each.~~
- The examination of additional Site work shall include, but need not be limited to, demolition of structures, and other environmental investigation to evaluate potential data gaps resulting from potential changes in Site use, as further described below:
 - For Industrial/Commercial Activities (as are 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) the Study shall address and assess the future disposition of all Site infrastructure including the following.
 - Maintaining some or all structures
 - Removing some or all structures
 - Utilizing Environmental Use Restrictions (EURs)
 - Remediation to Release EURs
 - Identifying environmental knowledge data gaps resulting from removing permanent structures and /or engineered controls, including, 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
 - Preparing a draft plan with cost estimates to address identified environmental knowledge data gaps
 - Evaluating the advantages or disadvantages of dedicating a portion or portion(s) of the Site to Industrial / Commercial Activities
 - For Residential Activities (as are 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) the Study shall address and assess the future disposition of all Site infrastructure including the following.
 - Maintaining some or all structures
 - Removing some or all structures

- Utilizing Environmental Use Restrictions (EURs)
 - Remediation to Release all EURs
 - Identifying any environmental knowledge data gaps resulting from changing the Site’s use and applicable remediation standards from Industrial/Commercial Activities to Residential Activities, including, 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
 - Preparing a draft plan with cost estimates to address identified environmental knowledge data gaps
 - Evaluating the advantages or disadvantages of dedicating a portion or portion(s) of the Site to Residential Activities
- Currently-Permitted Use (waste management and/or recycling facility) the Study shall address and assess the future disposition of all Site infrastructure including the following.
 - Maintaining some or all structures
 - Removing some or all structures
 - Identifying any environmental knowledge data gaps resulting from removing permanent structures and /or engineered controls
 - Preparing a draft plan with cost estimates to address identified environmental knowledge data gaps
 - Evaluating the advantages or disadvantages of dedicating a portion or portion(s) of the Site to waste management and/or recycling facility development

5. Study Conduct & Deliverables

The selected Proposer shall be expected to perform and manage the work of both the Proposer and any of its proposed Sub Consultants, coordinating between the Authority and various stakeholders including the CT DEEP, the City of Hartford, the Greater Hartford Flood Commission, Eversource, and the Capital Region Development Authority (CRDA). 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 progress of the study. These meetings shall 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 Authority’s South Meadows Transition Committee.
- Presenting final reports and findings to the Authority as well as City and State officials.

In addition to the above, deliverables for this project shall consist of the following reporting requirements:

Milestone Reports:

The selected Proposer shall develop milestone reports for submission to the Authority, and shall provide an in person presentation of each milestone report at the then next regularly-scheduled meeting after that milestone's due date, of the Authority's South Meadows Transition Committee. The selected Proposer shall then consider feedback from the Authority, and utilizing that feedback, finalize each milestone report within 30 days after its initial presentation to the South Meadows Transition Committee.

The anticipated milestone reports include the following:

- A report documenting Existing Environmental Conditions and Conceptual Site Considerations used in ~~formulating Redevelopment Alternatives~~ further defining Potential Future Uses;
- A report of the "Hazardous Building Materials" (HBMs) survey of all on-site buildings;
- An Operation, Inspection and Maintenance Plan for the existing penetrations of and encroachments by Site infrastructure on the Flood Protection System;
- An Emergency Preparedness Plan (EPP) that outlines the Property Owner's responsibilities for operation and emergency preparedness planning for the portions of the Site infrastructure directly impacting the Flood Protection System;
- A report assessing the requirements for proper removal and/or abandonment of each Flood Protection System penetration and encroachment by Site infrastructure; and
- A report of the Potential Future Uses ~~Redevelopment Alternatives~~ to be assessed.

The schedule for submission of the milestone reports summarized above shall 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 is not required to follow the order listed above, and the selected Proposer may submit multiple milestone reports to the Authority simultaneously.

Final Report of the South Meadows Redevelopment Considerations Study – Preparation and Publication:

The final deliverable under this Scope of Work shall be the Report of the South Meadows Redevelopment Considerations Study, which Report is expected (as delineated in detail above) to document existing environmental conditions, conceptual site considerations, Potential Future Uses ~~redevelopment alternatives~~, and the immediate environmental needs and knowledge associated with those ~~redevelopment alternatives~~ uses. It is anticipated that the milestone reports shall inform this Report and be included as appendices to the Report.

The selected Proposer shall submit an initial draft of the Report to the Authority, and shall also provide a subsequent in person presentation of the initial draft Report at the then next regularly-scheduled meeting of the Authority's full Board of Directors. The selected Proposer shall then consider feedback from the Authority, and utilizing that feedback, finalize the Report within 30 days after the presentation of the draft Report to the full Board

of Directors. This final Report shall be in a format suitable for submission to the State Legislature, other stakeholders, and for posting on the Authority's web-site for public information purposes. The selected Proposer shall provide an in person presentation of this final Report at a meeting of the full Board of Directors.

C. 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., Monday March 11, 2024
Proposal evaluation including clarifications, interviews and negotiations	Between March 11 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 16, 2024

D. 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~~ the Authority 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.

E. 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.”

F. 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 to, further entry into Site buildings for purposes of better quantifying the survey of all buildings for Hazardous Building Materials.

G. 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 Sub Consultants 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 Sub Consultants;
 - Summary of Lead Proposer, and Sub Consultant, and key staff background and experience in identifying environmental requirements for a-Potential Future Uses redevelopment as contemplated herein as well as undertaking all associated alternatives analysis 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 Sub Consultants 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 Potential Future User redevelopment 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 Sub Consultants.

- 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 Sub Consultants 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 Sub Consultants. 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 Sub Consultant 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, **Redevelopment Alternatives Potential Future Uses** 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 Sub Consultant 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, Redevelopment Alternatives Potential Future Uses, 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 Sub Consultant (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 Sub Consultant'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.

H. 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.

I. 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 formality or informalities in any proposal or this RFP process.

J. 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

K. 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 evaluate proposals based upon, but not limited to, the following criteria, which are not necessarily presented in order of importance:

1. Demonstrated lead Proposer, Sub Consultant 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.

L. 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 Sub Consultants 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 Sub Consultants 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.C 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.D and I.E 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.C 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 and time.

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

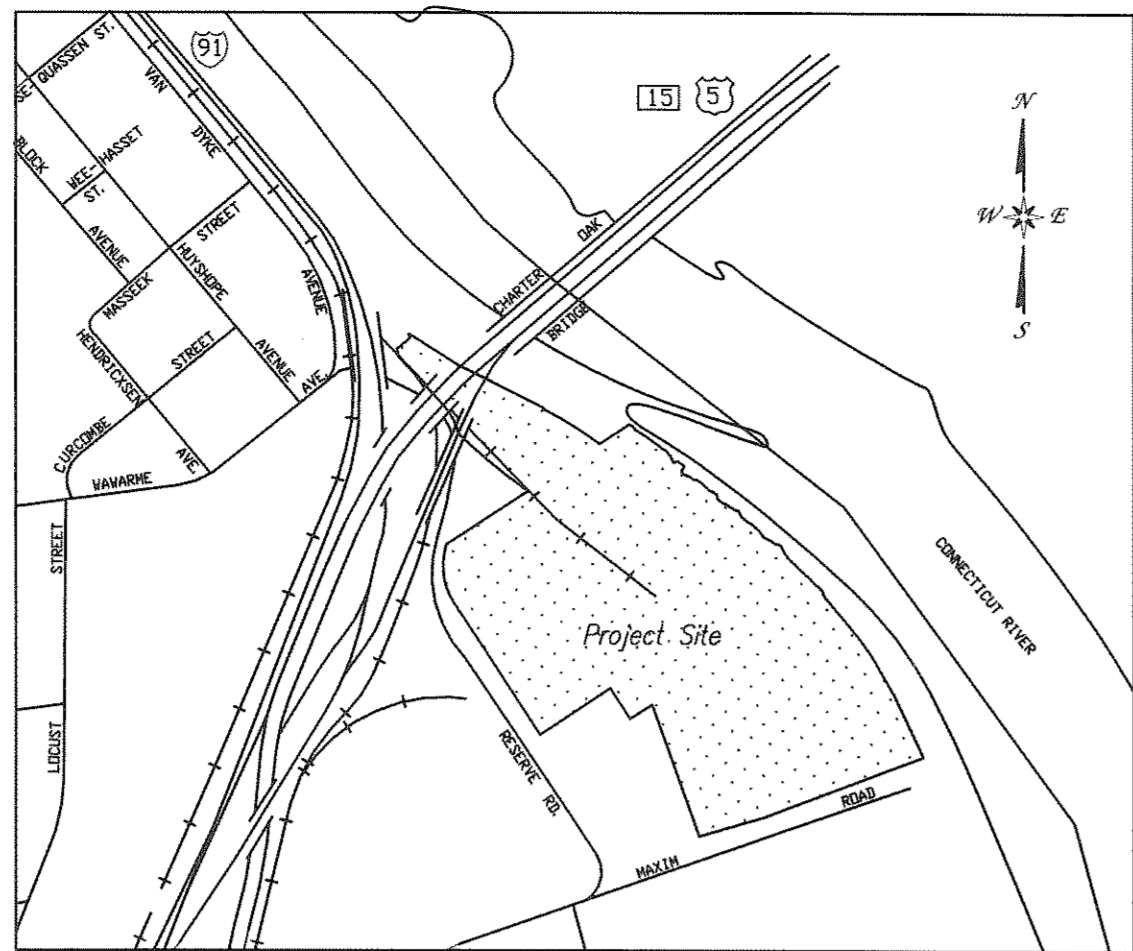
The Authority may make any investigation deemed necessary to determine the ability of any Proposer to perform the Agreement as required. Each Proposer shall furnish the Authority with all such information as may be required for this purpose.

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, 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)

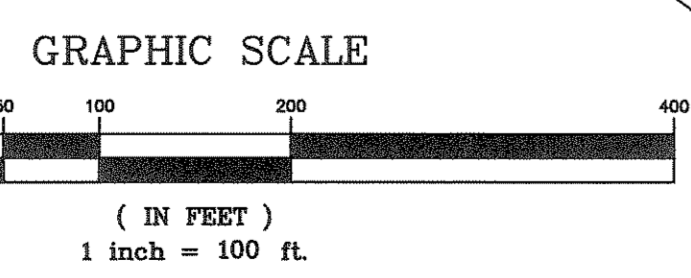
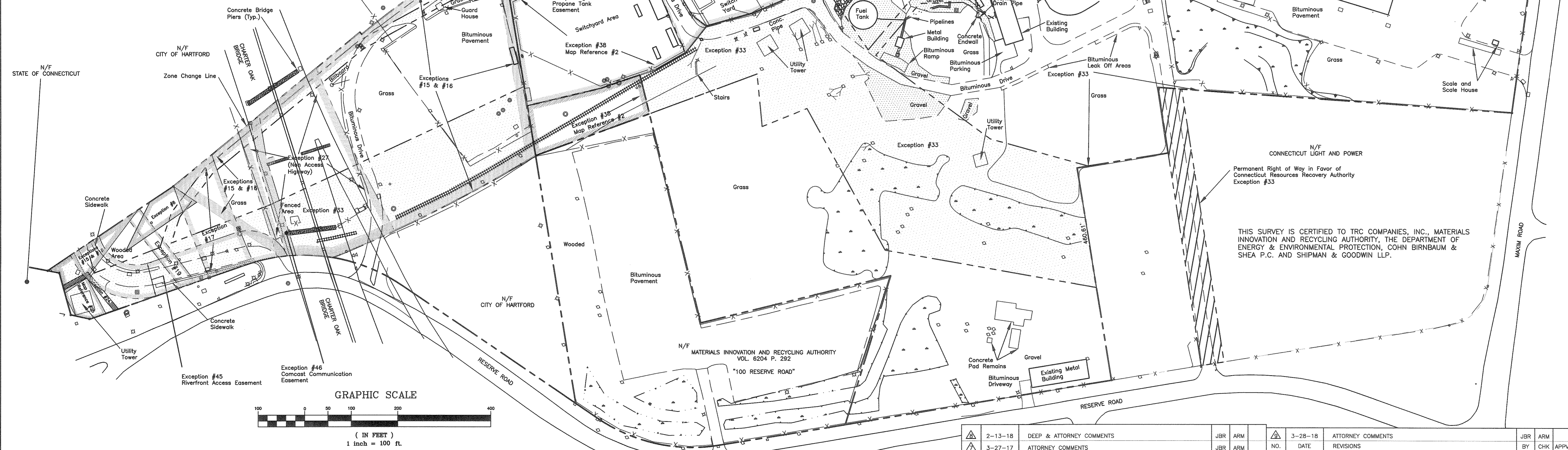
NOTES

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

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	

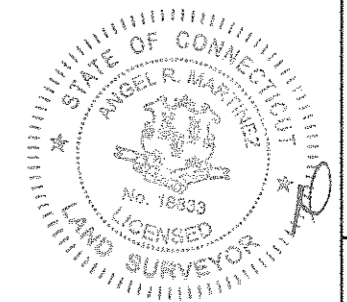
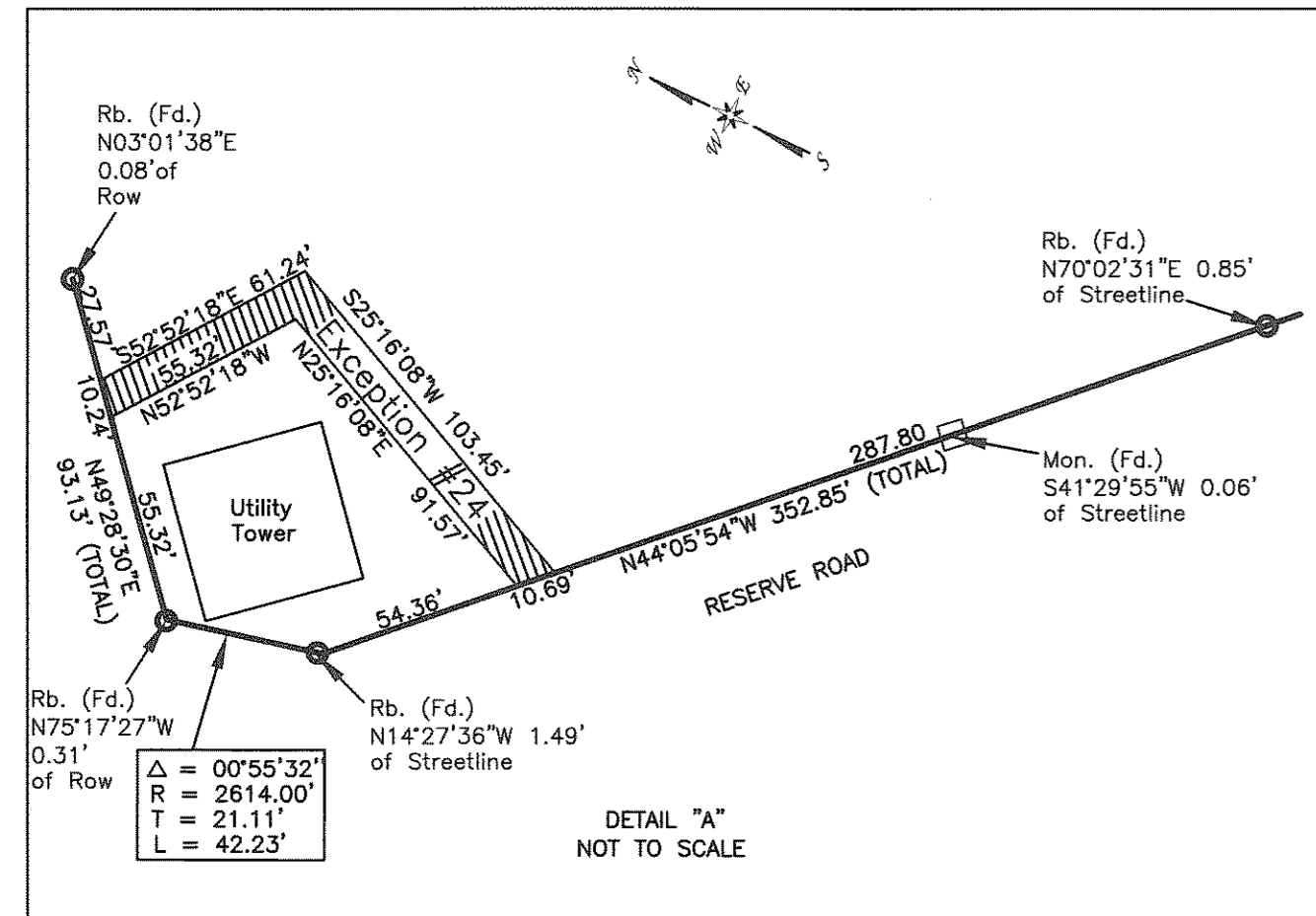


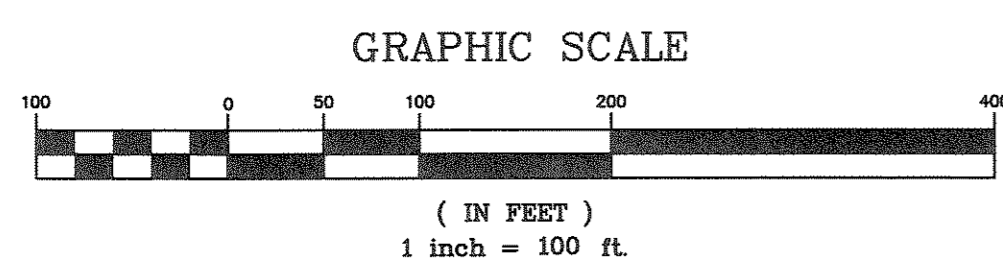
EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

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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 CONSTRUCTION INSPECTION • GIS • WASTEWATER

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PROPERTY OF MATERIALS INNOVATION AND
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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

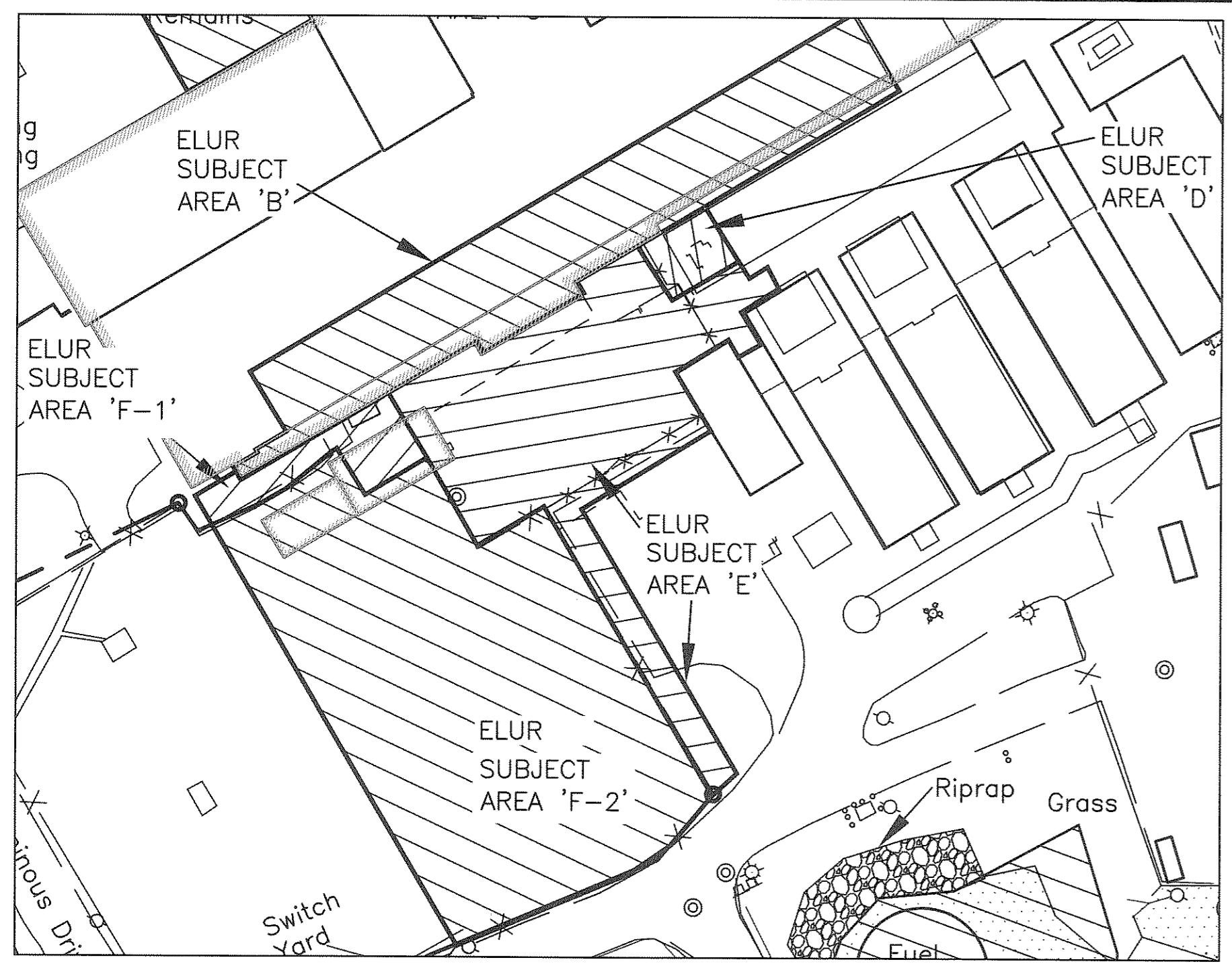
A. RAFAEL MARTINEZ LLS

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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	32-154LUR.DWG	2 OF 6

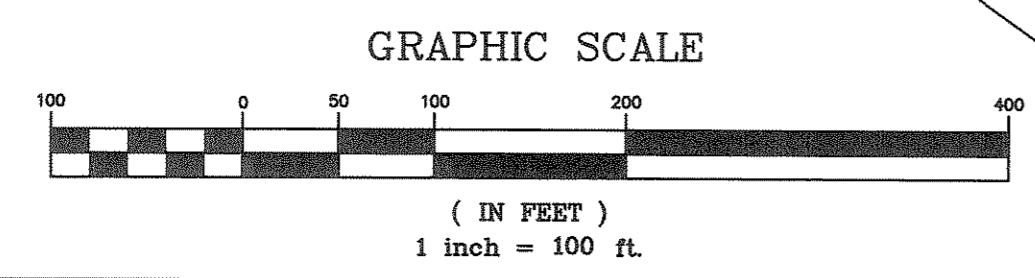


DETAIL "B" SCALE 1"=60'

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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PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY

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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

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10-28-13		ATTORNEY COMMENTS	ASF	AM	
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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, 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.
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	

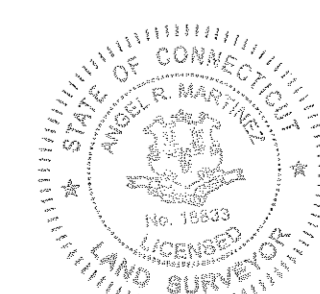


EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

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

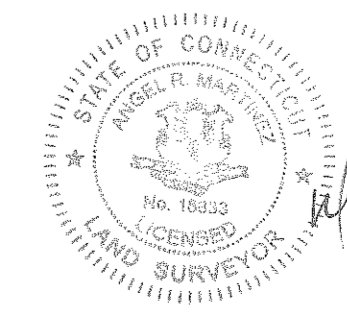


EXHIBIT C: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT, PROPERTY OF MATERIALS INNOVATION AND RECYCLING AUTHORITY
300 MAXIM ROAD AND 100 RESERVE ROAD
HARTFORD, CONNECTICUT

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>