



ST LAWRENCE COUNTY CLERK
SANDRA W. SANTAMOR
48 COURT STREET
CANTON, NEW YORK 13617
Phone # (315) 379-2237

Receipt

Receipt Date: 01/13/2022 12:12:34 PM

RECEIPT # 2022656302

Recording Clerk: STAFF

Cash Drawer: CASH8

Rec'd Frm: AMY DAVIES

Rec'd In Person

DA

Instr#: R-2022-00000585

DOC: MISCELLANEOUS RECORDING

OR Party: NEW YORK STATE DEPT

ENVIRONMENTAL CONSERVATION

EE Party: WASTE STREAM INC

Recording Fees

Pages	\$80.00
Recording Fee	\$20.00
Cultural Ed	\$14.25
Records Management - County	\$1.00
Records Management - State	\$4.75

DOCUMENT TOTAL: ----> \$120.00

Receipt Summary

Document Count: 1

TOTAL RECEIPT: ----> \$120.00

TOTAL RECEIVED: ----> \$120.00

CASH BACK: ---->	\$0.00
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PAYMENTS

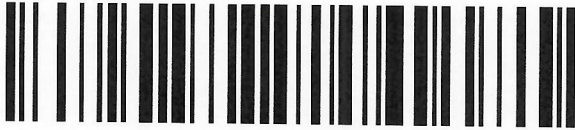
Check # 122 -> \$120.00

AMY DAVIES



ST LAWRENCE COUNTY – STATE OF NEW YORK
SANDRA W. SANTAMOR, COUNTY CLERK
48 COURT STREET, CANTON, NEW YORK 13617

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

Pages	80.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75

INSTRUMENT #: R-2022-00000585

Receipt#: 2022656302
Clerk: STAFF
Rec Date: 01/13/2022 12:12:34 PM
Doc Grp: RP
Descrip: MISCELLANEOUS RECORDING
Num Pgs: 16

Total: 120.00
**** NOTICE: THIS IS NOT A BILL ****

Party1: NEW YORK STATE DEPT
ENVIRONMENTAL CONSERVATION
Party2: WASTE STREAM INC

Record and Return To:

CASELLA
CLINTON COUNTY LANDFILL
PO BOX 209
MORRISONVILLE, NY 12962

Sandra W. Santamoor

Sandra W. Santamoor
St Lawrence County Clerk

WARNING***

** Information may change during the verification
process and may not be reflected on this page.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

December 3, 2021

Waste-Stream Inc.
Attn: John Casella
25 Greens Hill Lane
Rutland, VT 05701

Re: Certificate of Completion and Registry Reclassification from 2 to 4
Waste Stream Inc., #645022
147 Outer Maple St., Potsdam NY 13676

Dear Mr. Casella.:

Congratulations on having satisfactorily completed the remedial program at the Waste Stream Inc. site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above-referenced site. This also results in the reclassification of the site on the Registry of Inactive Hazardous Waste Disposal Sites ("Registry") for Class 2 to Class 4.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. In all cases, proof of filing must be provided to the Department within 30 days of receipt. A standard notice form is attached to this letter for each parcel.
- Place the notice of the COC in the document repository for the site within 10 days of issuance of the COC; and
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program. You must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April, 2023.



Department of
Environmental
Conservation

The Department will prepare and distribute to the Site Contact List a fact sheet describing the institutional and engineering controls that are required at the site, and notifications relating to the reclassification or delisting of the site on the Registry.

If you have any questions regarding the reclassification or any of the above tasks, please contact Peter Ouderkirk at 315-785-2513.

Sincerely,

Susan Edwards

Susan Edwards, P.E.
Acting Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

National Grid (steve.beam@nationalgrid.com)
Casella Waste Systems, Inc. (amy.davies@casella.com)
General Motors Corporation (bmullen@racertrust.org)
ALCOA Inc., (Chelsea.cramer@alcoa.com)
Reynolds Metals Company (robyn.gross@alcoa.com)
C. Vooris – (christina.vooris@health.ny.gov)
Renata Ockerby (renata.ockerby@health.ny.gov)
Maureen Schuck (Maureen.schuck@health.ny.gov)
Consultant - Arcadis (Jason.Brien@arcadis.com)
National Grid Attorney (john.parkinson@us.ngrid.com)
Casella Attorney (David.carpenter@casella.com)

ec w/o enc:

Peter Ouderkirk (peter.ouderkirk@dec.ny.gov)
Gregg Townsend (gregg.townsend@dec.ny.gov)
Janet Brown (janet.brown@dec.ny.gov)
Kelly Lewandowski (kelly.lewandowski@dec.ny.gov)
Jennifer Dougherty (Jennifer.dougherty@dec.ny.gov)

NYSDEC STATE SUPERFUND PROGRAM (SSF)
CERTIFICATE OF COMPLETION

Name

Address

Waste-Stream Inc.

25 Greens Hill Lane, Rutland, VT 05701

ALCOA Inc.

201 Isabella Street, Pittsburgh, PA 15212

Reynolds Metals Company

201 Isabella St, Pittsburgh, PA 15212

Niagara Mohawk Power Corporation

300 Erie Boulevard W, Syracuse, NY 13202

d/b/a National Grid

General Motors Corporation

300 Renaissance Center, Detroit, MI 48265

SITE INFORMATION

Site No.: 645022 **Site Name:** Waste Stream Inc.

Order on Consent: Index No. A6-0798-12-10 and A6-0399-9911 and CO 6-20170418-12

Site Owner: Waste-Stream Inc. (Tax Parcel 64.003-2-30) **Order Execution Date:** 12/20/2000, 10/15/2013,
L & J Properties Plattsburgh LLC (Tax Parcel 64.065-1-15) 3/29/2016 & 5/15/2017

Street Address: 147 Outer Maple Street

Municipality: Potsdam **County:** St Lawrence

DEC Region: 6

Site Size: 28.639 Acres

Tax Map Identification Number(s): 64.003-2-30, 64.065-1-15

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to 6 NYCRR §375-1.9.

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Order on Consent as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the Environmental Conservation Law (ECL) and 6NYCRR Part 375 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses:

Allowable Uses under the SSF: Restricted-Residential, Commercial, and Industrial

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for St Lawrence County with recording identifier R-2021-00006843 and R-2021-00007901.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in 6NYCRR §375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in 6NYCRR §375-2.9(d). The liability limitation shall be subject to all rights reserved to the State by ECL §27-1321 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by 6NYCRR §375-1.9(f)-(g).

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with 6NYCRR §375-1.9(e)(2) upon a finding that:

- (1) the remedial party has failed to manage the controls or monitoring in full compliance with the terms of the approved remedial program;
- (2) there has been a failure to comply with the terms and conditions of the order;
- (3) there was a misrepresentation of a material fact tending to demonstrate that the cleanup levels were reached;
- (4) the terms and conditions of any environmental easement have been intentionally violated or found to be not protective or enforceable;
- (5) for good cause;
- (6) environmental contamination at, on, under, or emanating from the site if, in light of such conditions, the site is no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment;
- (7) non-compliance with the terms of the order, the remedial work plan, site management plan, or the certificate of completion after notice of the failure and reasonable opportunity to cure has been afforded to the remedial party by the Department as provided for at paragraph 375-1.9(e)(2);
- (8) fraud related to the remedial program for the site committed by the certificate holder;
- (9) a finding by the Department that a change in an environmental standard, factor, or criterion upon which the remedial work plan was based renders the remedial program implemented at the site no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment; or
- (10) a change in the site's use subsequent to the Department's issuance of the certificate of completion, unless additional remediation is undertaken which shall meet the standard for protection of the public health and environment that applies to this site.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: Susan Edwards Date: 12/3/2021
Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Inactive Hazardous Waste Disposal Site Program
Pursuant to 6 NYCRR Part 375-1.9(d)

Waste Stream Inc., Site ID No. #645022
147 Outer Maple St, Potsdam, St. Lawrence County, 13676
Town and Village of Potsdam, St. Lawrence County,
Tax Map Identification Number 64.003-2-30

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to Waste-Stream Inc., Alcoa Inc., Reynolds Metals Company, Niagara Mohawk Power Corporation (d/b/a National Grid) and General Motors Corporation for the Waste Stream Inc Site totaling approximately 28.639 acres, a 27.439 portion of which (Tax Map Identification Number 64.002-30) is located at 147 Outer Maple Street in the Town of Potsdam, St. Lawrence County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 13 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1) i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2) i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2) ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2) iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2) iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for St. Lawrence County as R-2021-00006843.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in 6 NYCRR Part 375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the

site, subject to certain limitations as set forth in 6 NYCRR Part 375-2.9. The liability limitation shall be subject to all rights reserved to the State by 6 NYCRR Part 375-2.9 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

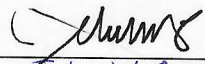
PLEASE TAKE NOTICE, the Certificate may be only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 6 located at 317 Washington St, Dulles State Office, Watertown, NY 13601, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/645022/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Waste-Stream Inc.

By: 

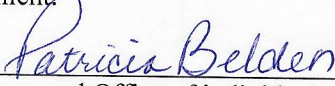
Title: John W. Casella
President + Secretary

Date: 1/11/22



Vermont
STATE OF NEW YORK) SS:
COUNTY OF Rutland)

On the 11th day of January, in the year 2022 before me, the undersigned, personally appeared John W. Casella, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Signature and Office of individual
taking acknowledgment

Please record and return to:

Waste-Stream Inc.
Attn: John Casella
25 Greens Hill Lane
Rutland, VT 05701

Patricia Belden
Notary Public State of Vermont
Commission No. 157.0001629
Expires: January 31, 2023

NOTICE OF CERTIFICATE OF COMPLETION
Inactive Hazardous Waste Disposal Site Program
Pursuant to 6 NYCRR Part 375-1.9(d)

Waste Stream Inc., Site ID No. #645022
147 Outer Maple St, Potsdam, St. Lawrence County, 13676
Town and Village of Potsdam, St. Lawrence County,
Tax Map Identification Number 64.065-1-15

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to Waste-Stream Inc., Alcoa Inc., Reynolds Metals Company, Niagara Mohawk Power Corporation (d/b/a National Grid) and General Motors Corporation for the Waste Stream Inc Site totaling approximately 28.639 acres, a 1.20 portion of which (Tax Map Identification Number 64.065-1-15) is located at 147 Maple Street in the Town of Potsdam, St. Lawrence County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 13 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1) i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2) i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2) ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2) iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2) iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for St. Lawrence County as R-2021-00007901.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in 6 NYCRR Part 375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise

(Waste Stream Inc), (Site #645022), (147 Outer Maple St., Potsdam, NY)

occupies the site, subject to certain limitations as set forth in 6 NYCRR Part 375-2.9. The liability limitation shall be subject to all rights reserved to the State by 6 NYCRR Part 375-2.9 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may be only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 6 located at 317 Washington St, Dulles State Office, Watertown, NY 13601, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/645022/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

L & J Properties of Plattsburgh, LLC

By: Alexandra J. H. Hynes

Title: Member

Date: January 12, 2022

STATE OF NEW YORK) SS:
COUNTY OF Clinton)

On the 12th day of January, in the year 2022, before me, the undersigned, personally appeared Alexandra J. H. Hynes, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy T. Lagoy
Signature and Office of individual
taking acknowledgment

NANCY T. LAGOY
Notary Public, State of New York
01LA4979551
Qualified in Clinton County
Commission Expires April 1, 2023

Please record and return to:

Waste-Stream Inc.
Attn: John Casella
25 Greens Hill Lane
Rutland, VT 05701

Exhibit A

Site Description

EXHIBIT A TO COC
NORTHERN PARCEL LEGAL DESCRIPTION

All that tract or parcel of land situate in the Town of Potsdam, County of St. Lawrence, State of New York, being part of Great Lot 46, and being more precisely described as follows:

Beginning at the intersection of the easterly line of Great Lot 46 with the northerly bounds of a parcel of land conveyed by Consolidated Rail Corporation to New York Central Lines LLC by deed dated June 1, 1999 and recorded in the St. Lawrence County Clerk's Office on November 5, 1999 as Instrument No. 1999-00022278, said point also being on the division line between the Town of Potsdam and the Village of Potsdam, said point having New York State plane coordinates (East Zone) of 2,126,407.01 feet North and 360,457.86 feet East;

thence along the northerly bounds of the New York Central Lines LLC, on a curve deflecting to the left, having a central angle of **11** degrees 00 minutes 02 seconds and a radius of 3,013.30 feet, an arc distance of 578.54 feet to a point on the northerly bounds of U.S. Route 11 (variable width) (chord: South 68 degrees 40 minutes 45 seconds West, 577.65 feet);

thence North 85 degrees 23 minutes 53 seconds West, along the northerly bounds of U.S. Route 11, a distance of 13.69 feet to the southeasterly corner of a 25.20-acre parcel of land conveyed by Eileen Sellers as Administrator of the Estate of Benjamin Sellers to Lonnie Dean Gillette by deed dated December 3, 1985 and recorded in the St. Lawrence County Clerk's Office on December 5, 1985 in Liber 995 of Deeds at Page 425;

thence North 33 degrees 16 minutes 54 seconds West, along the easterly line of said 25.20-acre parcel, a distance of 2,100.48 feet to a iron rod found on the northerly line of Great Lot 46;

thence North 55 degrees 48 minutes 18 seconds East, along the northerly line of Great Lot 46, a distance of 530.96 feet to an iron pipe found at the northeasterly corner of Great Lot 46, said iron pipe also being on the division line between the Town of Potsdam and the Village of Potsdam;

thence South 34 degrees 26 minutes 05 seconds East, along the easterly line of Great Lot 46 and the division line between the Town of Potsdam and the Village of Potsdam, a distance of 2,237.52 feet to the **Point of Beginning**.

To contain 27.439 acres of land, more or less.

The above-described parcel is intended to be a portion of the same premises conveyed by Chester G. Bisnett to Waste-Stream, Inc. by deed dated January 18, 1999 and recorded in the St. Lawrence County Clerk's Office on February 1, 1999 as Instrument No. 1999-00001910.

The above mentioned bearings and distances were taken from a map titled "Waste Stream, Inc. Site, Topographic Survey, Part of Military Lot Nos. 46 and 47, Village of Potsdam, Town of Potsdam, County of St. Lawrence, State of New York, dated August 26, 2014, prepared by Paul James Olszewski, P.L.S., PLLC, and is designated as Project No. POTSDAM64-02-30.

EXHIBIT A TO COC
SOUTHERN PARCEL LEGAL DESCRIPTION

ALL THAT TRACT OF LAND situate north of U.S. Route 11 in Mile Square 46 of the Town and Village of Potsdam, County of St. Lawrence and State of New York and described as follows:

Beginning at an iron rod found at the intersection of the south boundary of lands now or formerly of CSX Transportation Inc. (formerly New York Central Lines, LLC, Inst No. 1999-22278) with the northwest boundary of lands now or formerly of L & J Properties of Plattsburgh, LLC (Inst No. 2009-7470) and being the point of beginning of this survey;

- 1) thence on a Grid bearing S 34°25'44" E a distance of 279.96 feet along the southwest boundary of L & J Properties of Plattsburgh, LLC. to an iron rod found 33 feet from the center of the road;
- 2) thence N 77°58'17" W a distance of 524.56 feet through the lands now or formerly of L & J Properties of Plattsburgh, LLC. (Inst. No. 2017-12855) to a point;
- 3) thence northeasterly along a non-tangent curve concave to the south with an arc length of 375.27 feet, having a radius of 2,905.04 feet, with a chord bearing of N 71°04'46" E, and a chord length of 375.01 feet along the south boundary of CSX Transportation Inc. to the POINT OF BEGINNING.

CONTAINING 1.20 Acres of land more or less as surveyed, January 11, 2021 by Louis Maine, L. S. No. 50040 of Maine Land Surveying, P.C.

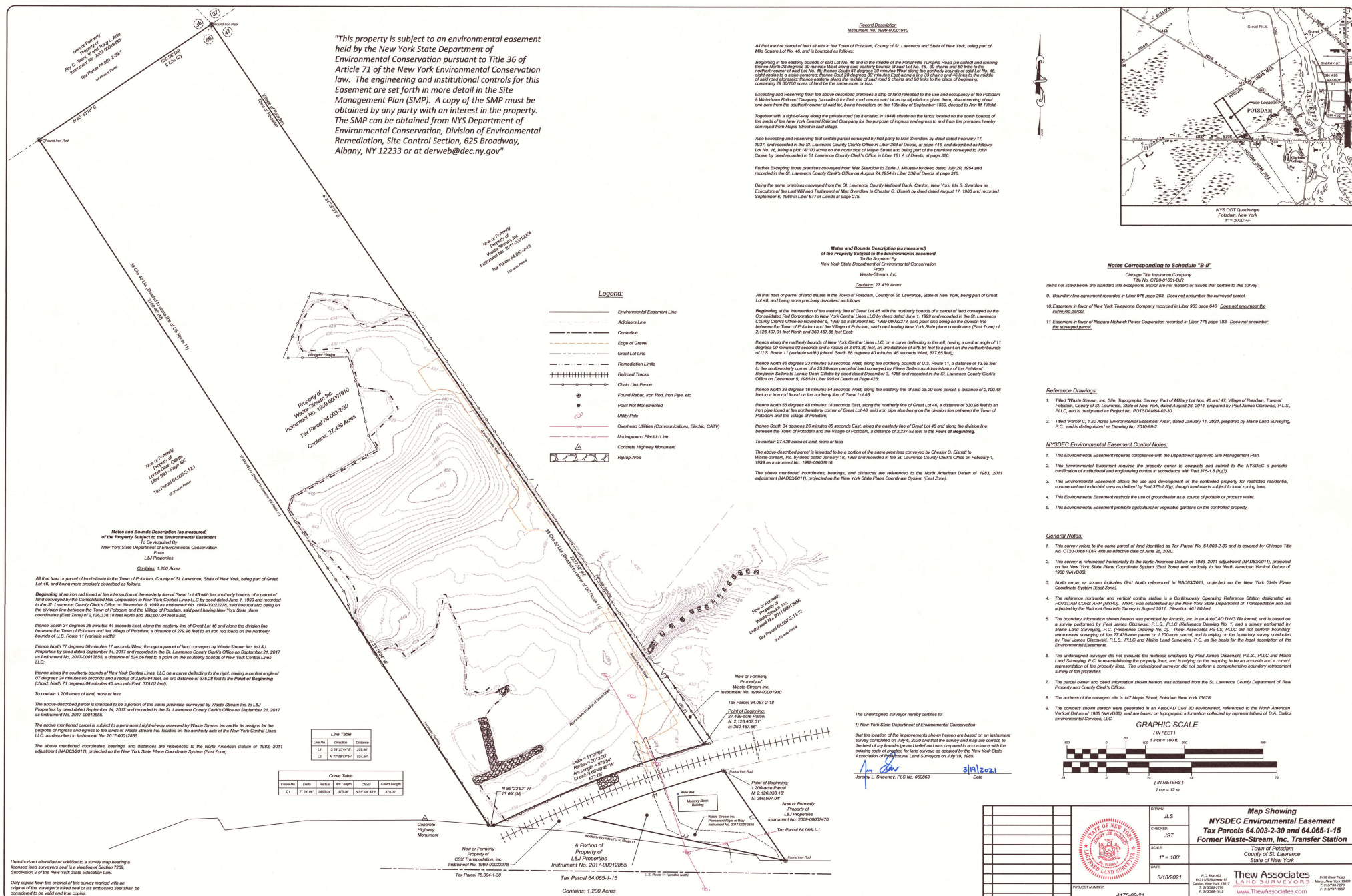
BEING a portion of premises conveyed to L & J Properties of Plattsburgh, LLC. by deed dated September 14, 2017 and recorded as Instrument No. 2017-12855.

SUBJECT to a permanent right of way reserved by Waste Stream, Inc. and/or its assigns, for the purpose of ingress and egress to the adjacent lands of Waste Stream, Inc. to the northwest.

TOGETHER WITH AND SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, COVENANTS AND CONDITIONS OF RECORD.

Exhibit B

Site Survey





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/2/2021



SITE DESCRIPTION

SITE NO.: 645022

SITE NAME: Waste Stream Inc.

SITE ADDRESS: 147 Outer Maple Street **ZIP CODE:** 13676

CITY/TOWN: Potsdam

COUNTY: St Lawrence

ALLOWABLE USE: Restricted Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan YES

Monitoring Plan NO

Operation and Maintenance (O&M) Plan YES

Periodic Review Frequency: 1 year

Periodic Review Report Submittal Date: 04/30/2023

Description of Institutional Control

L & J Properties of Plattsburgh, LLC

147 Maple Street

Environmental Easement

Block: 1

Lot: 15

Sublot:

Section: 64

Subsection: 065

S_B_L Image: 64.065-1-15

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Site Management Plan

Soil Management Plan

Waste-Stream Inc.
147 Outer Maple Street
Environmental Easement
Block: 2
Lot: 30
Sublot:
Section: 64
Subsection: 003
S_B_L Image: 64.003-2-30
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
O&M Plan
Site Management Plan
Soil Management Plan

Description of Engineering Control

L & J Properties of Plattsburgh, LLC

147 Maple Street
Environmental Easement
Block: 1
Lot: 15
Sublot:
Section: 64
Subsection: 065
S_B_L Image: 64.065-1-15
Cover System
Fencing/Access Control

Waste-Stream Inc.

147 Outer Maple Street
Environmental Easement
Block: 2
Lot: 30
Sublot:
Section: 64
Subsection: 003
S_B_L Image: 64.003-2-30
Cover System
Fencing/Access Control