

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 29, 2023

Weber-Knapp Company
Attention: Erik Dahlgren
441 Chandler Street
Jamestown, New York 14701
edahlgren@weberknapp.com

Re: Certificate of Completion
Weber-Knapp Company
Jamestown, Chautauqua Count
Site No. C907048

Dear Erik Dahlgren,

Congratulations on having satisfactorily completed the remedial program at the Weber-Knapp Company site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record the Notice of Certificate of Completion 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 the Notice 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 is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Taylor Monnin, Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation
700 Delaware Ave., Buffalo, NY 14209



- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC 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 NYSDEC in April 2025.

If you have any questions, please do not hesitate to contact Taylor Monnin, NYSDEC's project manager, at (716) 851-7220.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

ec w/ enclosure:

Charles Hampton – Day Environmental, Inc., champton@daymail.net
Ray Kampff – Day Environmental, Inc., rkampff@daymail.net
Paul Sylvestri – Harter Secrest & Emery LLP, psylvestri@hselaw.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
Charlotte Bethoney – NYSDOH, charlotte.bethoney@health.ny.gov
Daniel Tucholski – NYSDOH, Daniel.tucholski@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enclosure:

T. Monnin, A. Caprio, M. Cruden, M. Murphy, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER:

Name

Weber-Knapp Company

Address

441 Chandler Street, Jamestown, NY 14701

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 7/23/19 **Agreement Execution:** 8/5/19

Agreement Index No.: C907048-07-19

Application Amendment Approval: none

Agreement Amendment Execution: none

SITE INFORMATION:

Site No.: C907048 **Site Name:** Weber-Knapp Company

Site Owner: Weber-Knapp Company

Street Address: 441 CHANDLER STREET

Municipality: JAMESTOWN

County: Chautauqua

DEC Region: 9

Site Size: 2.650 Acres

Tax Map Identification Number: 387.08-3-20

Percentage of site located in an EnZone: 100 %

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 Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

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 Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL 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 (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 22 %.

Tangible Property Credit is 15%. Comprised of 10% Base, 5% EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

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 Chautauqua County as Instrument # DE2023007119.

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 ECL Section 27-1421. 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 ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 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 ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

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 ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder (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 is not 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: Andrew Guglielmi Date: 12/29/2023

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Jamestown, County of Chautauqua and State of New York, being part of Lot 25, Town 2 and Range 11 of the Holland Land Company's survey and further bounded and described as follows: BEGINNING at a point at the intersection of the northwesterly line of Allen (49.5 feet wide) with the northeasterly line of Chandler Street (50 feet wide), also known as Chandler Street Extension; thence N 65°-33'-22" W, along the northeasterly line of Chandler Street, 257.98 feet to an existing drill hole in concrete; thence S 87°-58'-00" W, along the northerly line of Chandler Street, 44.97 feet to a point; thence N 06°-45'-08" W, 19.30 feet to a point at the corner of a brick and concrete block building; thence N 07°-18'-56" E, along the westerly face of said brick and concrete block building, 56.16 feet to a point; thence N 24°-31'-17" E, and still along the westerly face of said brick and concrete block building, 68.38 feet to a point; thence N 32°-19'-22" E, and still along the westerly face of said brick and concrete block building, 67.81 feet to a point; thence N 36°-47'-09" E, and still along the westerly face of said brick and concrete block building and further along the easterly edge of the Chadakoin River, also known as Chautauqua Lake Outlet, 166.67 feet to a point; thence N 23°-58'-55" E, and still along the westerly face of said brick and concrete block building and still along the easterly edge of the Chadakoin River, 36.30 feet to a point at a corner of said brick and concrete block building, said point being also a southwesterly corner of lands of Jamestown Urban Renewal Agency, as described in a deeds recorded in the Chautauqua County Clerk's office June 11, 1985, in Liber 2055 of Deeds at page 225 and October 28, 1987, in Liber 2140 of Deeds at page 72; thence S 71°-17'-22" E, along the northerly face of said brick and concrete block building and along the southerly line of lands of Jamestown Urban Renewal Agency, 46.65 feet to a point; thence S 71°-24'-52" E, and still along the northerly face of said brick and concrete block building and further and still along the said southerly line of lands of Jamestown Urban Renewal Agency, 112.53 feet to an existing iron stake; thence S 24°-12'-07" W, along the westerly line of lands of Jamestown Urban Renewal Agency, 50.00 feet to a point; thence S 65°-26'-57" E, along the southerly line of lands of Jamestown Urban Renewal Agency, 120.00 feet to an existing drill hole in concrete in the northwesterly line of Allen Street; thence S 24°-12'-07" W, along the northwesterly line of Allen Street, 350.72 feet to the point of beginning containing 2.654 acres of land to be the same more or less.

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A Copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

Exhibit B

Site Survey

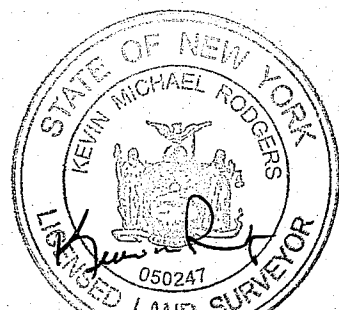
Notes Corresponding to Schedule 'B-II':

B-S: No Easements or Restrictions noted on Subdivision Map filed in Liber 7 of Miscellaneous Records at page 107.

References:

Commitment for Title Insurance No. 2016-50437 issued by Chicago Title Insurance Company.

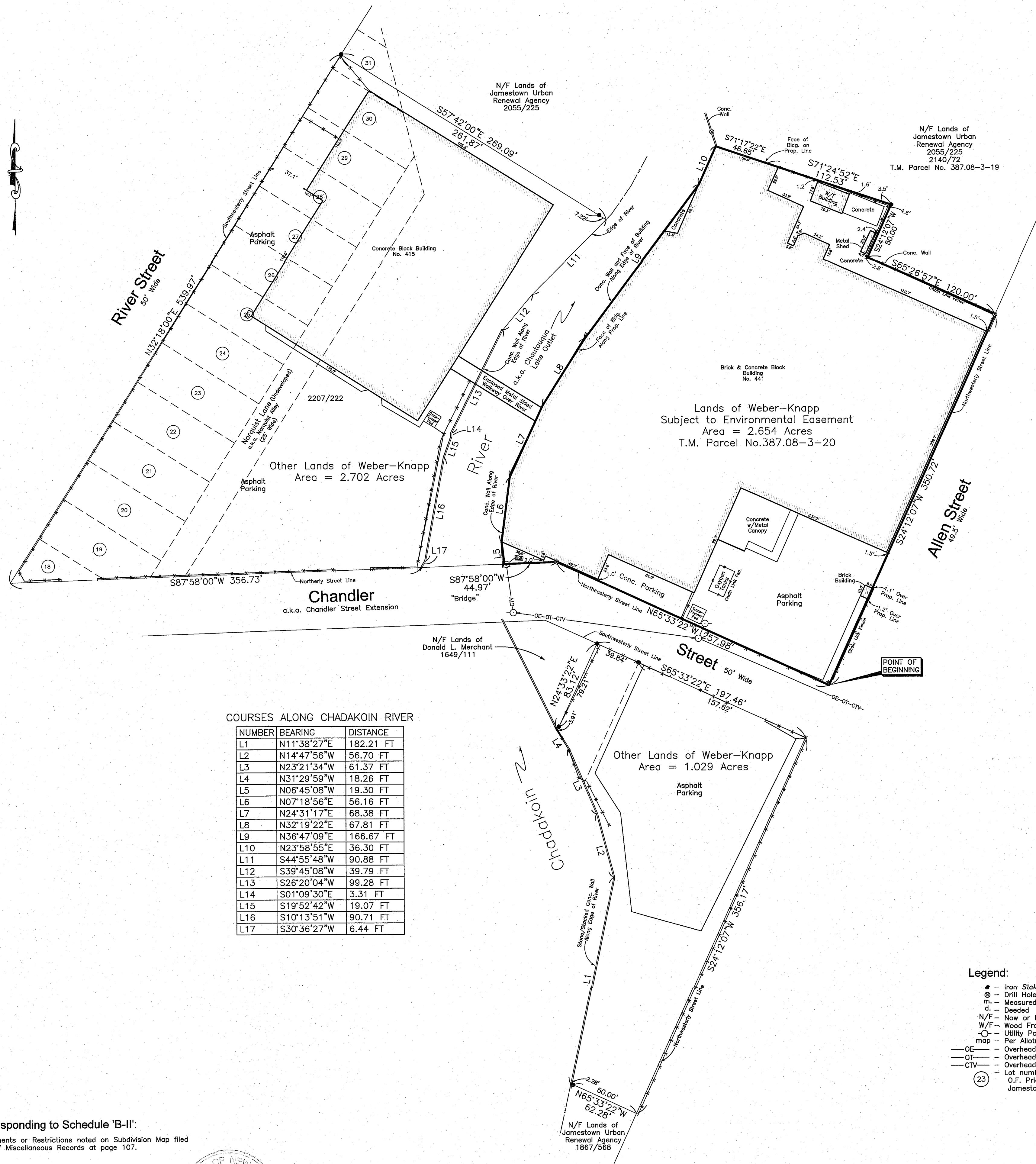
Title Search No. 700987B prepared by The Chautauqua Abstract Company. Last dated May 10, 2023.



I HEREBY CERTIFY TO THE FOLLOWING:
The People of the State of New York, Acting Through their
Commissioner of the Department of Environmental Conservation,
Chicago Title Insurance Company
Harter Secrest & Emery LLP
Weber-Knapp Company
Certifications indicated hereon signify that this survey
was prepared in accordance with the existing code of practice
for land surveys adopted by the New York State Association
of Professional Land Surveyors, said certifications shall run
only to the person for whom the survey is prepared and on
his behalf to the title company, governmental agency and lending
institution listed hereon and to the assignees of the lending
institution, certifications are not transferable to additional
institutions or subsequent owners.

Unauthorized alteration or addition to a survey map
bearing a licensed Land Surveyor's seal is a violation
of section 7209 sub-division 2, of the New York State
Education Law.

Only copies from the original of this survey marked
with an original of the Land Surveyor's embossed
seal shall be considered to be valid true copies.

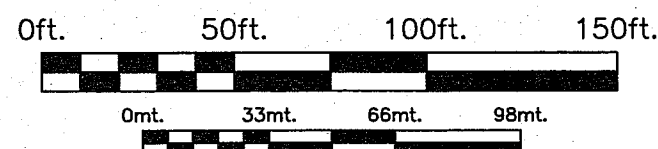


COURSES ALONG CHADAKOIN RIVER

NUMBER	BEARING	DISTANCE
L1	N11°38'27\"E	182.21 FT
L2	N14°47'56\"W	56.70 FT
L3	N23°21'34\"W	61.37 FT
L4	N31°29'59\"W	18.26 FT
L5	N06°45'08\"W	19.30 FT
L6	N07°18'56\"E	56.16 FT
L7	N24°31'17\"E	68.38 FT
L8	N32°19'22\"E	67.81 FT
L9	N36°47'09\"E	166.67 FT
L10	N23°58'55\"E	36.30 FT
L11	S44°55'48\"W	90.88 FT
L12	S39°45'08\"W	39.79 FT
L13	S26°20'04\"W	99.28 FT
L14	S01°09'30\"E	3.31 FT
L15	S19°52'42\"W	19.07 FT
L16	S10°13'51\"W	90.71 FT
L17	S30°36'27\"W	6.44 FT

Legend:

- - Iron Stake Found
- ⊙ - Drill Hole Found
- m. - Measured
- ⊖ - Deeded
- N/F - Now or Formerly
- W/F - Wood Frame
- - Utility Pole
- map - Per Allotment Map
- OE— - Overhead Electric Service
- OT— - Overhead Telephone Service
- CTV— - Overhead Cable Television
- - Lot number as shown on a map of O.F. Price's Allotment "I" in the City of Jamestown, NY. Dated 1888 by G.W. Jones, Surveyor.



Map of a Survey For
Weber-Knapp Company

441 Chandler Street
City of Jamestown
County of Chautauqua
State of New York

Being part of Lot 25 - Town 2 - Range 11 of the Holland Land Company's Survey

DATE OF SURVEY: July 28, 2023 SCALE: 1" = 50' DR. BY: KMR
DATE OF PLAN: July 28, 2023 F.B.: SHEET NO.: 1 of 2

RODGERS
LAND SURVEYING

583 FALCONER STREET - JAMESTOWN, NY 716-655-2828 ph. www.rodgerssurveying.com
KEVIN M. RODGERS, L.S. NYS Lic. No. 050247

Revised: August 10, 2023
add'l certification and
sheet 2.

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Jamestown, County of Chautauqua and State of New York, being part of Lot 25, Town 2 and Range 11 of the Holland Land Company's survey and further bounded and described as follows: BEGINNING at a point at the intersection of the northwesterly line of Allen (49.5 feet wide) with the northeasterly line of Chandler Street (50 feet wide), also known as Chandler Street Extension; thence N 65°-33'-22" W, along the northeasterly line of Chandler Street, 257.98 feet to an existing drill hole in concrete; thence S 87°-58'-00" W, along the northerly line of Chandler Street, 44.97 feet to a point; thence N 06°-45'-08" W, 19.30 feet to a point at the corner of a brick and concrete block building; thence N 07°-18'-56" E, along the westerly face of said brick and concrete block building, 56.16 feet to a point; thence N 24°-31'-17" E, and still along the westerly face of said brick and concrete block building, 68.38 feet to a point; thence N 32°-19'-22" E, and still along the westerly face of said brick and concrete block building, 67.81 feet to a point; thence N 36°-47'-09" E, and still along the westerly face of said brick and concrete block building and further along the easterly edge of the Chadakoin River, also known as Chautauqua Lake Outlet, 166.67 feet to a point; thence N 23°-58'-55" E, and still along the westerly face of said brick and concrete block building and still along the easterly edge of the Chadakoin River, 36.30 feet to a point at a corner of said brick and concrete block building, said point being also a southwesterly corner of lands of Jamestown Urban Renewal Agency, as described in deeds recorded in the Chautauqua County Clerk's office June 11, 1985, in Liber 2055 of Deeds at page 225 and October 28, 1987, in Liber 2140 of Deeds at page 72; thence S 71°-17'-22" E, along the northerly face of said brick and concrete block building and along the southerly line of lands of Jamestown Urban Renewal Agency, 49.55 feet to a point; thence S 71°-24'-52" E, and still along the northerly face of said brick and concrete block building and further and still along the said southerly line of lands of Jamestown Urban Renewal Agency, 112.53 feet to an existing iron stake; thence S 24°-12'-07" W, along the westerly line of lands of Jamestown Urban Renewal Agency, 50.00 feet to a point; thence S 65°-26'-57" E, along the southerly line of lands of Jamestown Urban Renewal Agency, 120.00 feet to an existing drill hole in concrete in the northwesterly line of Allen Street; thence S 24°-12'-07" W, along the northwesterly line of Allen Street, 350.72 feet to the point of beginning containing 2.654 acres of land to be the same more or less.

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A Copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

Schedule "A" vesting Legal Descriptions and Sketch

Liber 339 of Deeds at page 512

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, bounded and described as follows: Beginning at a point in the northwest corner of Chandler Street Extension and Morse Avenue; running thence north along the west line of Morse Avenue two hundred and ninety eight (298) feet four (4) inches; thence west a right angles with Morse Avenue to Chautauqua Lake Outlet; thence south along the Chautauqua Lake Outlet to the north line of Chandler Street Extension; thence east along the north line of Chandler Street Extension to the place of beginning, being lot numbers 7, 8, 9, 10, 11, 12, and 16 on the map made by Charles E. Morse and is recorded in Liber Number 7 of Miscellaneous Records, page 107. It being the intention and purpose of this instrument to convey all the lands and premises as described in a certain deed, dated April 12, 1897, made by Charles E. Morse and Helen S. Morse his wife to Adam F. Weber, said deed being duly recorded in Liber 328 of Deeds at page 371 of the County Clerk's Office on the 10th day of May, 1907.

Liber 429 of Deeds at page 102

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, being part of Lot No. 25, Township 2, Range 11 according to the Holland Land Company's Survey, and more particularly described as being a piece of land lying west of lot No. 12 according to a map of Breed's Allotment, made by G.W. Jones, May 2, 1879, bounded and described as follows: Beginning at a point in the southerly bounds of said lot No. 12, at the distance of one hundred twenty (120) feet Northwesterly from the westerly bounds of Allen Street, said point of beginning being also the northwesterly corner of land conveyed by A. John Peterson, William Peterson and wives to Charles Morse by deed dated Nov. 21, 1883; running thence westerly in continuation of the south line of said lot No. 12, about one hundred fifty-four (154) feet to Chautauqua Lake Outlet; thence northeasterly along the bank of Chautauqua Lake Outlet, to a point fifth (50) feet northerly from the first described line, measured at right angles thereto; thence easterly parallel to the first described line and to the fifth (50) feet northerly therefrom, about one hundred thirty-eight (138) feet, to the southwesterly corner of lot No. 13, which is also one hundred twenty (120) feet from the westerly bounds of Allen Street; thence southerly along the westerly line of lot No. 12, fifth (50) feet to the place of beginning. It being the intention herein to convey the same premises as are last described in Warranty deed dated June 7, 1886, made and executed by Olive Peterson to Frank L. Johnson and Olive M. Johnson, recorded in Chautauqua County Clerk's Office June 10, 1886, in Liber 207 of Deeds at page 519.

Liber 622 of Deeds at page 302

ALL THAT TRACT OR PARCEL OF LAND, bounded and described as follows; and is known ad distinguished on a map of Breed's Allotment made by George W. Jones, May 2, 1879, as Lot Number Thirteen and commencing at a point in the west line of North Allen Street, said point being the northeast corner of Lot Number Twelve and owned by William O. Peterson; running thence northwesterly along the northerly line of said last described premises One Hundred Twenty (120) feet to a point, which point is the northwest corner of premises of said William O. Peterson or Lot Number Twelve; thence northerly at right angles with the line parallel with and One Hundred Twenty (120) feet westerly from the westerly line of North Allen Street Fifty (50) to the southerly line of Lot Number Fourteen of said Allotment; thence southwesterly along the south line of said Lot Number Fourteen One Hundred Twenty (120) feet to the west line of said North Allen St.; thence south along the west line of said North Allen Street Fifty (50) feet to the place of beginning. Containing one village lot being the same more or less. ALSO ALL THAT OTHER TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, and known as a part of Lot Number Twenty-five, Town Two, Range Eleven, of the Holland Land Company's Survey, bounded and described as follows: Commencing at the northwesterly corner of land heretofore deeded to Amanda Varley and John Varley, her husband, now deceased, by A. John Peterson, William O. Peterson, Charles Morse and their wives, said deed having been recorded in Chautauqua County Clerk's Office April 28, 1884, in Liber 196 of Deeds at page 367; running thence southerly along said Varley's land so conveyed Fifty (50) feet to lands owned by William O. Peterson; thence westerly along William O. Peterson's lands to the Chautauqua Outlet; thence northerly along the Outlet Forty (40) feet; thence easterly in a straight line to the place of beginning, be the same more or less.

Liber 641 of Deeds at page 416

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, bounded and described as follows: Beginning at a stake on the northeast corner of Chandler Street Extension and Morse Avenue, at a distance of 82 feet north from the north line of Chandler Street Extension; thence northerly along said Morse Avenue 41 feet; thence easterly at right angles, 75 feet; thence southerly at right angles 41 feet; thence westerly at right angles, 75 feet to the place of beginning. The place of land intended to be conveyed is a part of land deeded to Charles E. Morse by deed dated July 16, 1888, and recorded August 23, 1888, in Liber 232, at page 476, said deed made by Mary Street and others, being Lot No. 3 on a plot drawn by Charles E. Morse and placed on record at the Chautauqua County Clerk's Office in Liber 7 of Miscellaneous Records, page 107.

Liber 651 of Deeds at page 548

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, bounded and described as follows: Beginning at a stake on the East side of Morse Avenue at a distance of 164 feet from the North line of Chandler Street Extension extending thence East at right angles with said Morse Avenue 75 feet; thence south at right angles 41 feet; thence west at right angles 75 feet; thence North along the East side of Morse Avenue 41 feet to the place of beginning, being Lot No. 4 on plot drawn by Charles E. Morse and recorded in Liber No. 7 of Miscellaneous Records Page 107.

Liber 651 of Deeds at page 550

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, and bounded and described as follows: Beginning at a stake in the northerly bounds of Chandler Street Extension, one hundred twenty (120) feet westerly from Allen Street; thence along the northerly line of Chandler Street Extension seventy-five (75) feet to Morse Avenue; thence northerly at right angles along Morse Avenue forty-one (41) feet; thence easterly at right angles seventy-five (75) feet; thence southerly at right angles forty-one (41) feet to the place of beginning. Said parcel of land is further distinguished as being Lot No. 1 and a strip from the south side of Lot No. 2 one foot in width and seventy-five (75) feet in depth upon the map or plot of City lots made by Charles E. Morse of his land in said City of Jamestown, and duly filed in the Clerk's Office of said county and are the same premises conveyed to Andrew M. Worn by Charles E. Morse and wife by d eed dated October 7, 1890, recorded October 13, 1890, in Liber 228 of Deeds at page 292.

Liber 651 of Deeds at page 557

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, bounded and described as follows: Beginning at a stake on the east side of Morse Avenue at a distance of 205 feet from the north line of Chandler Street extending; thence east at right angles with said Morse Avenue, 75 feet; thence south at right angles, 41 feet; thence west at right angles, 75 feet; thence north along the east side of Morse Avenue, 41 feet to the place of beginning, being Lot No. 5 on plot drawn by Charles E. Morse and recorded in Liber 7 of Miscellaneous Records, Page 107.

Liber 651 of Deeds at page 562

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York and bounded and described as follows: Beginning at a stake on the northeast corner of Chandler Street extension and Morse Ave. at a distance of 41 feet north from the north line of Chandler Street extension; thence northerly along said Morse Ave. 41 feet; thence easterly at right angles 75 feet; thence southerly at right angles 41 feet thence westerly at right angles 75 feet to the place of beginning.

Liber 651 of Deeds at page 568

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York briefly described as follows: Beginning at a stake on the east side of Morse Avenue, at a distance of 248 feet and 4 inches from the north line of Chandler Street Extension, extending thence east at right angles with said Morse Avenue, 75 feet; thence south at right angles, 43 feet; thence west at right angles, 75 feet; thence north along the east side of Morse Avenue, 43 feet to the place of beginning. Being Lot No. 7 on Plot drawn by Charles E. Morse and recorded in Liber No. 7 of Miscellaneous Records, Page 107.

Liber 651 of Deeds at page 570

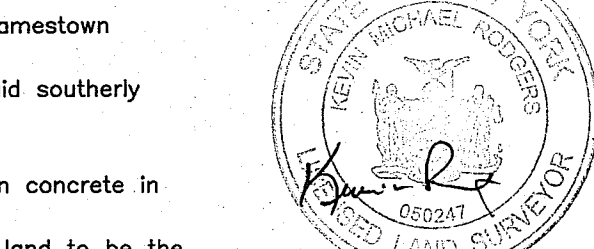
ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York briefly described as follows: Beginning at a stake on the east side of Morse Ave. at a distance of 248 feet 4 inches from the north line of Chandler St.; thence east at right angles with said Morse Ave. 75 feet; thence north at right angles, 50 feet; thence west at right angles 75 feet to Morse Ave.; thence south along the east side of Morse Ave. 50 feet to the place of beginning. Being Lot No. 17 on plot drawn by Charles E. Morse, and recorded in Liber No. 7 of Miscellaneous Records on page 107.

Liber 329 of Deeds at page 574

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York briefly described as follows: Beginning at a stake on the east side of Morse Ave. at a distance of 248 feet 4 inches from the north line of Chandler Street Ex. extending east at right angles with said Morse Ave. 75 feet; thence south at right angles 43 feet; thence west at right angles 75 feet; thence north along the east side of Morse Ave. 43 feet to the place of beginning. Being Lot No. 6 on plot drawn by Charles E. Morse, and recorded in Liber No. 7 of Miscellaneous Records on page 107.

The above being more currently described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Jamestown, County of Chautauqua and State of New York, being part of Lot 25, Town 2 and Range 11 of the Holland Land Company's survey and further bounded and described as follows: BEGINNING at a point at the intersection of the northwesterly line of Allen (49.5 feet wide) with the northwesterly line of Chandler Street (50 feet wide), also known as Chandler Street Extension; thence N 65°-33'-22" W, along the northwesterly line of Chandler Street, 257.98 feet to an existing drill hole in concrete; thence S 87°-58'-00" W, along the northerly line of Chandler Street, 44.97 feet to a point; thence N 06°-45'-08" W, 19.30 feet to a point at the corner of a brick and concrete block building; thence N 07°-18'-56" E, along the westerly face of said brick and concrete block building, 56.16 feet to a point; thence N 24°-31'-17" E, and still along the westerly face of said brick and concrete block building, 68.38 feet to a point; thence N 32°-19'-22" E, and still along the westerly face of said brick and concrete block building, 67.81 feet to a point; thence N 36°-47'-09" E, and still along the westerly face of said brick and concrete block building and further along the easterly edge of the Chadakoin River, also known as Chautauqua Lake Outlet, 166.67 feet to a point; thence N 23°-58'-55" E, and still along the westerly face of said brick and concrete block building and still along the easterly edge of the Chadakoin River, 36.30 feet to a point at a corner of said brick and concrete block building, said point being also a southwesterly corner of lands of Jamestown Urban Renewal Agency, as described in deeds recorded in the Chautauqua County Clerk's office June 11, 1985, in Liber 2055 of Deeds at page 225 and October 28, 1987, in Liber 2140 of Deeds at page 72; thence S 71°-17'-22" E, along the northerly face of said brick and concrete block building and along the southerly line of lands of Jamestown Urban Renewal Agency, 46.65 feet to a point; thence S 71°-24'-52" E, and still along the northerly face of said brick and concrete block building and further and still along the said southerly line of lands of Jamestown Urban Renewal Agency, 112.53 feet to an existing iron stake; thence S 24°-12'-07" W, along the westerly line of lands of Jamestown Urban Renewal Agency, 50.00 feet to a point; thence S 65°-26'-57" E, along the southerly line of lands of Jamestown Urban Renewal Agency, 120.00 feet to an existing drill hole in concrete in the northwesterly line of Allen Street; thence S 24°-12'-07" W, along the northwesterly line of Allen Street, 350.72 feet to the point of beginning containing 2.654 acres of land to be the same more or less.



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ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, being known as Morse Avenue in said City, reference being further made to the assessment, highway and other maps on file in the various City Departments of the City of Jamestown, New York.

Liber 693 of Deeds at page 178

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, and bounded and described as follows: Beginning at the northeast corner of land owned by Daniel Glad and Anna L. Glad, husband and wife, in May, 1885; running thence westerly at right angles with Breed Avenue 120 feet; thence northerly and parallel with said Breed Avenue 50 feet; thence easterly and parallel with the first described boundary line 120 feet to the west bounds of Breed Avenue; thence southerly along the west bounds of Breed Avenue 50 feet to the place of beginning, containing 1 city lot.

ALSO ALL THAT OTHER TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, and known as #545 Allen Street, and being known as City Tax Parcel #324110 A, and said premises fronting on the west side of Allen Street 69.89 feet, and extending in depth 80 feet, and being about 64 feet in width at the rear of said lot.

Liber 694 of Deeds at page 321

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, bounded and described as follows: And distinguished as Lot No. 11 of a map of Breed's Allotment, made by George W. Jones May 2, 1879. BEGINNING at a point in the west line of North Allen Street said point being at the northeast corner of land of August Johnson and running thence northwesterly along said Johnson's northerly line, 120 feet to a stake; thence northerly at right angles in a line parallel with and 120 feet westerly from the west line of North Allen Street 50 feet to the southerly line of Lot No. 12 of said allotment; thence southeasterly along the south line of said Not. No. 12, 120 feet to the westerly line of said North Allen Street; and thence southerly along the west line of said North Allen Street 50 feet to the place of beginning, containing one village lot be the same more or less.

Liber 712 of Deeds at page 410

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York and is known as Lot Number Ten (10) on a Map of Breed's Allotment made by George W. Jones May 2, 1879, bounded and described as follows, viz: Beginning at a point in the west line of North Allen Street, said point being the northeast corner of land of August Johnson and running thence northwesterly along said Johnson's northerly line, 120 feet to a stake; thence northerly at right angles in a line parallel with and 120 feet westerly from the west line of North Allen Street 50 feet to the southerly line of Lot No. 13 of said allotment; thence southeasterly along the south line of said Lot No. 13, one hundred twenty (120) feet to the west line of said Allen Street; thence along the we at line of said North Allen Street, fifth (50) feet to the place of beginning; being the same premises described in a warranty deed dated Aug. 6, 1881 and recorded Aug. 16, 1881 in Liber 185 of Deeds at page 454 and being more particularly described as follows: viz: Beginning at the North East corner of a lot formerly contracted to Daniel Gladd by John C. Breed May 2nd, 1879, and running thence Westerly at right angles to Allen Street, formerly known as Breed Avenue, 120 feet; thence Northerly and parallel with said Street 50 feet, thence Easterly and parallel with the first described line 120 feet to the West bounds of said Allen Street, formerly Breed Avenue, thence Southerly along said Street 50 feet, to the place of beginning. Note: This deed is given pursuant to a Supreme Court order dated May 25, 1946.

Liber 708 of Deeds at page 545

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, known and distinguished on a Map of Breed's Allotment, made by George W. Jones, May 2, 1879, as Lot No. 12, and bounded and described as follows: Commencing at a point on the west line of North Allen Street, said point being the northeast corner of land of August Johnson and running thence northwesterly along said Johnson's northerly line, 120 feet to a stake; thence northerly at right angles in a line parallel with and 120 feet westerly from the west line of North Allen Street, fifty (50) feet to the southerly line of Lot No. 13 of said allotment; thence southeasterly along the south line of said Lot No. 13, one hundred twenty (120) feet to the west line of said Allen Street; thence along the we at line of said North Allen Street, fifth (50) feet to the place of beginning; being the same premises described in a warranty deed dated Aug. 6, 1881 and recorded Aug. 16, 1881 in Liber 185 of Deeds at page 454 and being more particularly described as follows: viz: Beginning at the North East corner of a lot formerly contracted to Daniel Gladd by John C. Breed May 2nd, 1879, and running thence Westerly at right angles to Allen Street, formerly known as Breed Avenue, 120 feet; thence Northerly and parallel with said Street 50 feet, thence Easterly and parallel with the first described line 120 feet to the West bounds of said Allen Street, formerly Breed Avenue, thence Southerly along said Street 50 feet, to the place of beginning.

Liber 744 of Deeds at page 479

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, and is known as the Southerly one-half of the premises conveyed by John C. Breed & wife to Carl J. Lawson by deed dated Aug. 6, 1881 and recorded Aug. 16, 1881 in Liber 185 of Deeds at page 454 and being more particularly described as follows: viz: Beginning at the North East corner of a lot formerly contracted to Daniel Gladd by John C. Breed May 2nd, 1879, and running thence Westerly at right angles to Allen Street, formerly known as Breed Avenue, 120 feet; thence Northerly and parallel with said Street 50 feet, thence Easterly and parallel with the first described line 120 feet to the West bounds of said Allen Street, formerly Breed Avenue, thence Southerly along said Street 50 feet, to the place of beginning.

Liber 744 of Deeds at page 482

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, and is known as the southerly one-half of the premises conveyed by John C. Breed & wife to Carl J. Lawson by deed dated Aug. 6, 1881 and recorded Aug. 16, 1881 in Liber 185 of Deeds at page 454 and being more particularly described as follows: viz: Beginning at the North East corner of a lot formerly contracted to Daniel Gladd by John C. Breed May 2nd, 1879, and running thence Westerly at right angles to Allen Street, formerly known as Breed Avenue, 120 feet; thence Northerly and parallel with said Street 50 feet, thence Easterly and parallel with the first described line 120 feet to the West bounds of said Allen Street, formerly Breed Avenue, thence Southerly along said Street 50 feet, to the place of beginning. Note: This deed is given pursuant to a Supreme Court order dated May 25, 1946.

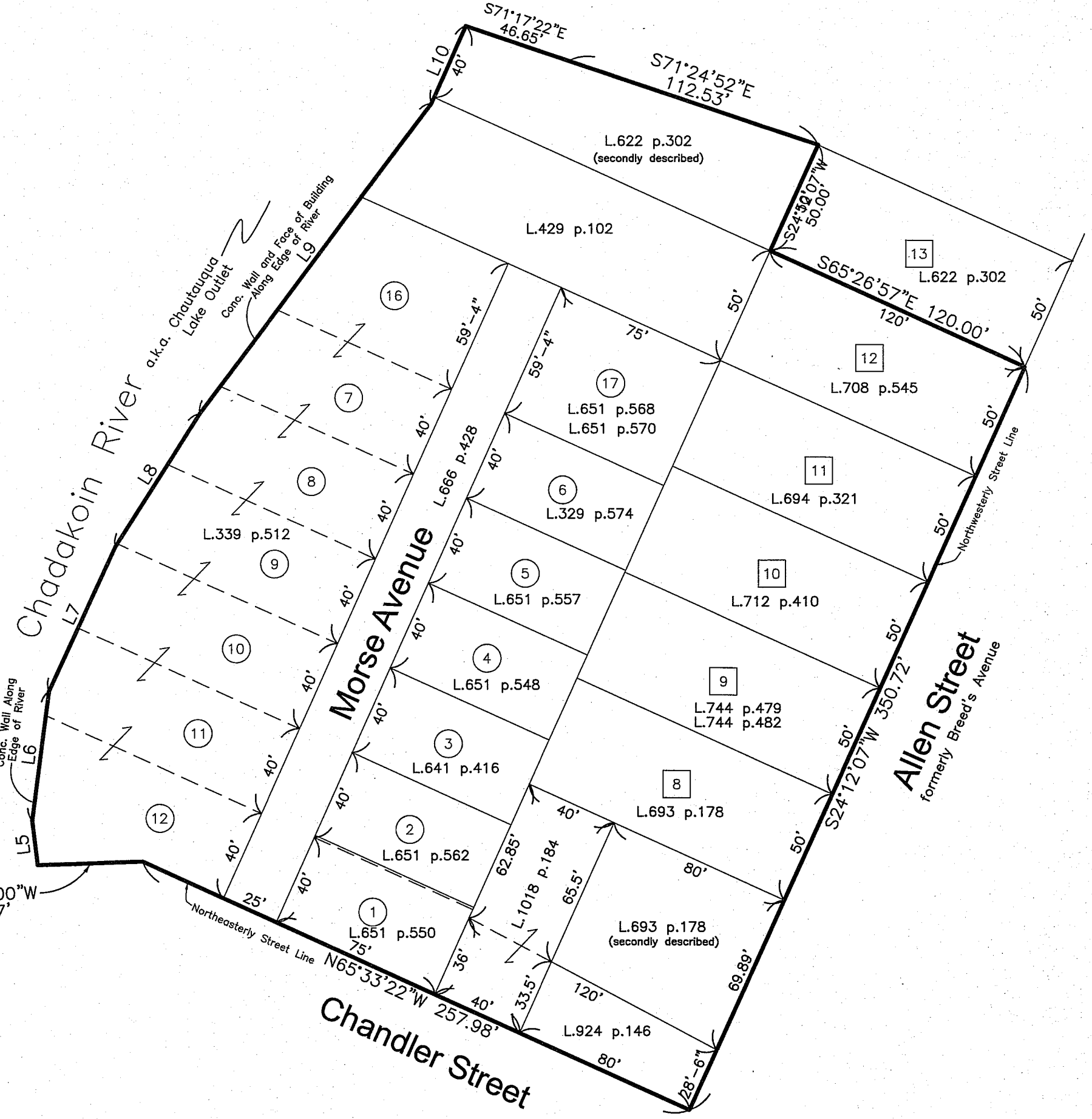
Liber 924 of Deeds at page 146

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, bounded and described as follows: Beginning at a point in the intersection of the west line of Allen Street with the north line of Chandler Street, running thence northerly along the west line of Allen Street 28 1/2 feet more or less to the northeast corner of land lands hereby conveyed as described in a deed thereof from Charles E. Morse and wife to P. August Peterson dated Dec. 20, 1888 and recorded in Chautauqua County Clerk's office in Liber 253 at page 231; running thence westerly along the north line of first parties lands as described in said deed from Morse to P. August Peterson 80 feet more or less to the northeast corner of the land now owned by Amanda C. Lundquist; thence southerly at right angles to Chandler Street and along Amanda C. Lundquist's east line 33 1/2 feet more or less to the north line of Chandler Street; thence easterly along the north line of Chandler Street 80 feet more or less to the intersection of said north line of Chandler Street with the west line of Allen Street and the place of beginning.

Liber 1018 of Deeds at page 184

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, and distinguished as being part of Lot No. 25, Township 2 and Range 11, according to the Holland Land Company's Survey, and bounded as follows: Beginning at a point, 28.5 feet north of the north line of Chandler Street and 80 feet west of the west line of Allen Street; thence westerly 40 feet to a point; thence running northerly about 62.33 feet to the southwest corner of property this day (March 12, 1940) owned by Frank Saldi; thence easterly along Saldi's south line 40 feet; thence southerly about 64 feet to the place of beginning, and being shown on the Tax Map of the City of Jamestown, NY; as the westerly 40 feet of Parcel Number 324110.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Jamestown, County of Chautauqua and State of New York, bounded and described as follows: Beginning at a point in the northerly boundary of Chandler Street, which is the southwesterly corner of the parcel of land conveyed by Charles E. and Helen S. Morse, to P. August Peterson on the 20th day of December, 1888, by deed recorded at Page 253 in Liber 231 in the Chautauqua County Clerk's Office, running thence easterly along the northerly boundary of Chandlers Street, forty (40) feet to a point in the southerly line of the land so conveyed as aforesaid; thence northerly at right angles to the first described line about thirty-three and one-half (33 1/2) feet to the northerly line of the premises so conveyed as aforesaid; thence westerly along the northerly line of said land so conveyed as aforesaid about forty (40) feet to the northwest corner of the land so conveyed as aforesaid; thence southerly along the westerly line of the land so conveyed as aforesaid about thirty-six (36) feet to the place of beginning, it being hereby intended to convey the westerly forty feet of the premises conveyed so conveyed as aforesaid; and the premises hereby conveyed being the same premises conveyed to Isaac Wildman and Elizabeth Wildman by Amanda C. Lundquist, by deed dated September 15, 1919, and recorded in said Chautauqua County Clerk's Office in Liber 449 of Deeds at Page 214. The above described parcels being the same premises conveyed by Isadora VanHause to Joseph VanHusenhuysse and Marguerite VanHusenhuysse by deed dated January 8, 1940 and recorded in said Chautauqua County Clerk's Office in Liber 646 of Deeds at page 355.



- 1 - Lot number as shown on a map by Charles E. Morse in the City of Jamestown.
- 8 - Lot number as shown on a map of Breed's Allotment by G.W. Jones, Surveyor. Dated May 2, 1879.

COURSES ALONG CHADAKOIN RIVER

NUMBER	BEARING	DISTANCE
L5	N06°45'08\"W	19.30 FT
L6	N07°18'56\"E	56.16 FT
L7	N24°31'17\"E	68.38 FT
L8	N32°19'22\"E	67.81 FT
L9	N36°47'09\"E	166.67 FT
L10	N23°58'55\"E	36.30 FT

Map of a Survey For
Weber-Knapp Company

441 Chandler Street
City of Jamestown
County of Chautauqua
State of New York

Being part of Lot 25 - Town 2 - Range 11 of the Holland Land Company's Survey			
DATE OF SURVEY: July 28, 2023	SCALE:	DR. BY: KMR	
DATE OF PLAN: July 28, 2023	F.B.:	SHEET NO.: 2 of 2	

RODGERS
LAND SURVEYING

583 FALCONER STREET - JAMESTOWN, NY 716-665-2828 ph. www.rodgerssurveying.com
KEVIN M. RODGERS, LS NYS Lic. No. 57047

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Weber-Knapp Company, Site ID No. C907048
441 Chandler Street, Jamestown, New York, 14701
City of Jamestown, Chautauqua County, Tax Map Identification Number: 387.08-3-20

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Weber-Knapp Company for a parcel approximately 2.650 acres located at 441 Chandler Street in the City of Jamestown, Chautauqua County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 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 NYSDEC as not inconsistent with the remedy.

PLEASE TAKE NOTICE, 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 Chautauqua County as Instrument Number DE2023007119.

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 NYSDEC'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 shall be entitled to the liability limitation provided in ECL Section 27-1421. 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 ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

Weber-Knapp Company, C907048
441 Chandler Street, Jamestown, NY, 14701

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC 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 entitle the Certificate holder to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 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 9 Office located at 700 Delaware Avenue, Buffalo, NY 14209, by contacting the Regional Environmental Remediation Engineer, or at <https://dec.ny.gov/data/DecDocs/C907048/>

WHEREFORE, the undersigned has signed this Notice of Certificate

Weber-Knapp Company

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, 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:
Weber-Knapp Company
441 Chandler Street
Jamestown, NY 14701



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/27/2023



SITE DESCRIPTION

SITE NO. C907048

SITE NAME Weber-Knapp Company

SITE ADDRESS: 441 CHANDLER STREET ZIP CODE: 14701

CITY/TOWN: Jamestown

COUNTY: Chautauqua

ALLOWABLE USE: Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: once a year ☒ ☐

Periodic Review Report Submitted Date: 04/30/2025

Description of Institutional Control

Weber-Knapp Company

441 Chandler Street

441 Chandler Street

Environmental Easement

Block: 3

Lot: 20

Sublot:

Section: 387

Subsection: 08

S_B_L Image: 387.08-3-20

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

Weber-Knapp Company

441 Chandler Street

441 Chandler Street

Environmental Easement

Block: 3

Lot: 20

Sublot:

Section: 387

Subsection: 08

S_B_L Image: 387.08-3-20

Cover System

Groundwater Treatment System

Monitoring Wells

Vapor Mitigation