



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

October 9, 2025

Robert F. Greenebaum
Poinkers Inc.
190 Office Park Way
Pittsford, New York 14534

Re: Site Management
Periodic Review Report
Former J & S Conveyor Property
Site No.: V00644
Honeoye (T), Ontario (C)

Dear Mr. Greenebaum:

The New York State Department of Environmental Conservation (Department) and New York State Department of Health (NYSDOH) have completed a review of your Periodic Review Report (PRR) dated September 12, 2025, and revised September 17, 2025, and IC/EC Certification for following period: June 21, 2024, to June 21, 2025, for the *Former J & S Conveyor Property* site (Site) located at 8615 Main Street, the Town of Honeoye, Ontario County. Based on the information presented, the September 17, 2025, PRR is conditionally approved based on the clarifications, and modifications presented below.

- In regard to cover monitoring and inspections, the photolog in future PRR submittals should include photos showing the entire gravel cover area.
- The Department understands that the Table of Contents is missing Figure 3, titled Occupancy Location Map. Future PRR submittals should list in the Table of Contents all sections, figures, appendices, etc.

The frequency of Periodic Reviews for this Site is annually, with the next PRR due on July 21, 2026. You should receive a courtesy reminder letter and updated certification form 75-days prior to the due date. Regardless of receipt or not of the reminder notice, the next PRR including the signed certification form, is still due by the date specified above.

If you have any questions or concerns regarding this letter or need further assistance with the Site, please feel free to contact me at (585) 226-5349 or via email at Joshua.Ramsey@dec.ny.gov.

Sincerely,

Joshua J. Ramsey
Project Manager

ec:

Michael Rumrill (Marsh)
Steven Turybury (Marsh)
Dawson Tait (Marsh)

Justin Deming (NYSDOH)
Julia Kenney (NYSDOH)
David Pratt (NYSDEC)
Michael Ormanoski (NYSDEC)



271 Marsh Road, Suite 2
Pittsford, New York 14534
Fo(585) 248-2413

**Former J&S Conveyor
8615 Main Street
Village of Honeoye, Ontario County, New York**

Periodic Review Report

NYSDEC Site Number: V00644

Prepared for:

**Poinkers, Inc.
190 Office Park Way
Pittsford, New York 14534**

Prepared by:

**Marsh Engineering D.P.C.
271 Marsh Road, Suite 2
Pittsford, New York**

REPORTING PERIOD

June 21, 2024 To June 21, 2025

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PERIODIC REVIEW REPORT

1.0 EXECUTIVE SUMMARY

Marsh Engineering D.P.C. (“Marsh”) has prepared this Periodic Review Report (“Report”) for the Former J&S Conveyor Voluntary Cleanup Agreement (“VCA”) Site located at 39 Main Street in the Village of Honeoye, Town of Richmond, Ontario County, New York (“Site”). The Site is situated on an approximately 3.44-acre area bounded by Route 20 (Main Street) to the north, Mill Creek to the south and private property to the east and west. (See Figure 1). The Site is occupied by multiple buildings which share common building walls. The building has one tenant using the building for storage of raw manufacturing products.

Investigations conducted by prospective buyers and the New York State Department of Environmental Conservation (“NYSDEC”) found that the Site had soil and groundwater contamination. Surface soils in the vicinity of a former paint booth were contaminated with heavy metals (primarily lead) and subsoils were contaminated with volatile organic compounds. The contamination impacted the Site’s groundwater in the vicinity of the paint booth and beneath the building’s floor slab.

Subsequent investigations were completed to assist with the preparation of a Remedial Action Work Plan. After 2006, legal issues regarding the property ownership delayed the project and the Region 8 office of the NYSDEC took the project lead. Groundwater sampling by Region 8 was completed on June 8, 2010 and July 14, 2011. The analysis showed that during this time (2002 and 2010) the aromatic hydrocarbons originally found in the groundwater had naturally attenuated or were bioremediated by the indigenous bacteria to acceptable levels.

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan. The remediation was completed on October 16, 2017. Dixon Rollins, P.E. was the certifying Engineer.

The annual Site inspection was conducted by Dawson Tait of Leader Professional Services, Inc. (“Leader”) for Marsh on September 2, 2025. The inspection included full access inside the Site building and grounds. The Site use remains unchanged since performing the last inspection in 2024. Current use includes the warehousing of raw materials for CY Plastics, while the other areas of the Site are vacant. During the winter months of 2021 to 2022, a portion of the building was used on a seasonal basis for community softball practice. This space is no longer used for this purpose and is currently vacant.

The cover system was not observed to be disturbed by erosion, burrowing animals or from vehicle traffic. Plant growth is being controlled by periodic mowing so they do not grow to a size that may impact the cover’s effectiveness. Plant growth in the gravel appeared to be sparse during the September 2, 2025 Site inspection. Photographs are provided in Appendix A.

2.0 INTRODUCTION

2.1 Background

Poinckers, Inc. entered into a VCA with NYSDEC in February 2004 to investigate and remediate a 3.44-acre property located in the Village of Honeoye, Town of Richmond, Ontario County, New York. The property was remediated to commercial/industrial use criteria.

The Site is located in Ontario County, New York and is identified as a portion of Block 2 and Lot 17 on the Town of Richmond Tax Map # 135.2, which also has a street address of 8615 Main Street. The Site is situated on approximately 3.44-acres of land with NYS Route 20 – Main Street to the north, Mill Creek to the south and private property to the east and west. (See Figure 1). The boundaries of the Site are shown on Figure 2. The Site is occupied by multiple buildings which share common building walls. One tenant is using the building for warehousing.

2.2 Chronology of Remediation

Investigations by prospective buyers and the NYSDEC found the Site had soil and groundwater contamination. Surface soils in the vicinity of a former paint booth were contaminated with heavy metals (primarily lead) and subsoils were contaminated with volatile organic compounds. The contamination also impacted the Site's groundwater in the vicinity of the paint booth and beneath the building's floor slab. These investigations were completed in the 1990's.

Subsequent investigations were completed to assist with the preparation of a Remedial Action Work Plan in 2003 and to investigate the potential impact to indoor air in 2006. After 2006, legal issues regarding the property ownership delayed the project and in November 2013, NYSDEC issued an Explanation of Significant Difference ("ESD") for the Site amending the goals for the 2006 Remedial Action Work Plan. The ESD indicated that removal of soils for the protection of groundwater was no longer consistent with the continued use of the property for commercial/industrial purposes.

On March 10, 2015, the Remedial Action Work Plan was finalized. The plan addressed the remedy identified in the ESD including:

1. The removal of surface soil to a depth of one foot to achieve the Soil Cleanup Objective ("SCO") for commercial/industrial property for lead (1,000 parts per million).
2. Vapor intrusion remains a potential exposure pathway, but past sampling results have shown the indoor air quality is not significantly impacted. Further evaluation of the soil vapor intrusion for the on-Site building and any future buildings constructed at the Site will be conducted.
3. Implementation of deed restrictions including a restriction to commercial/industrial use, a prohibition on groundwater use and notice of past spill(s) in the source area.

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan. The remediation was completed on October 16, 2017. Dixon Rollins, P.E. was the certifying Engineer.

In addition to the elements of the ESD, the remedy required that a Site Management Plan (“SMP”) be implemented as an institutional control. Periodic certifications are required to ensure the Engineering Controls and Institutional Controls have been implemented and are being maintained.

3.0 REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

The Site was remediated in accordance with the Remedial Action Work Plan dated February 2006 and amended on March 10, 2015. On October 16, 2015, the excavated soil was removed and disposed of at the Waste Management Inc. – High Acres Landfill in Perinton, New York. The remediation area was backfilled with clean washed stone provided by Hanson Aggregates in Honeoye Falls, New York.

The September 2, 2025 inspection confirmed that the gravel cover is not disturbed by erosion, burrowing animals or vehicles. Plant growth is being controlled with periodic mowing and a sizeable honeysuckle bush observed during the 2023 inspection was removed from the edge of the cover system. Plant growth within the cover area appeared to be sparse.

The remainder of the Site and its use is consistent with the institutional controls implemented for the Site and there has been no change of use at the Site or changes to the building structure. Currently, CY Plastics, Inc., leases approximately 15,000-square feet of warehouse space for the storage of raw plastic materials in appropriate shipping containers. The 4,500-square feet area with overhead doors on the west side of the building is currently vacant. Office spaces at the north end of the building is currently vacant. An occupancy location map is provided as Figure 3. Photographs taken during the inspection are provided as Appendix A.

One (1) four-inch diameter monitoring well casing was observed on the east side of the building in proximity of the cover system. The well cap was locked and groundwater could not be observed. A second monitoring well was observed in a wooded area south of the Site building and the stand-up casings on both wells appeared in good condition.

4.0 INSTITUTIONAL CONTROL AND ENGINEERING CONTROL PLAN COMPLIANCE REPORT

The Site was inspected by Leader for Marsh on September 2, 2025 for compliance with the Institutional Control (“IC”) Plan and Engineering Control (“EC”) Plan. A copy of the Site-Wide Inspection Form and IC/EC Annual Certification Form is provided as Appendix B.

4.1 IC Plan

Deed restrictions (Declaration of Covenants and Restrictions) were received and notarized by the Ontario County Clerk on June 14, 2017. The deed restriction is recorded in Liber 01386 of Deeds beginning on page 0253. A copy of the receipt from the County Clerk is provided as Appendix C.

This is the fifth annual inspection/review of the Site since the completion of the remediation and submittal of the Final Engineering Report. There have been no changes to the Site warranting an agency notification, review or change to the IC Plan.

4.2 EC Plan

The EC Plan review and inspection indicated the gravel cover remains in place and has not been disturbed. The cover continues to perform as designed and required. There have been no changes to Site development or Site use and no reportable incidents or excavations warranting a notification, review or change to the EC Plan.

5.0 MONITORING PLAN COMPLIANCE REPORT

A monitoring plan was not required.

6.0 OPERATION AND MAINTENANCE PLAN COMPLIANCE REPORT

The SMP does not have an operation and maintenance plan component.

7.0 OVERALL PERIODIC REVIEW CONCLUSIONS AND RECOMMENDATIONS

Currently there have been no changes to the Site structure or Site use. No deterioration of the gravel cover system was observed. The IC/EC plans are adequate and the cover system is functioning as designed. The remedy for the Site remains effective and protective of human health and the environment.

No evidence of vehicle parking such as tire ruts or gravel disturbance from vegetation or burrowing animals was observed on the cover system during the September 2nd inspection.

No recommendations were made as a result of this annual Periodic Review

8.0 CERTIFICATION

Certification of Institutional and Engineering Controls.

Following the last inspection of the reporting period, a Professional Engineer licensed to practice in New York State prepared, and included in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

“For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control; Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- Use of the site is compliant with the environmental easement;*
- The engineering control systems are performing as designed and are effective;*
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program; and*
- The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class “A” misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Steven Turybury, P.E., of Marsh Engineering, D.P.C., am certifying as Remedial Party for the site.”

As a part of the annual certification, but at a frequency of every five years the following certification will be added:

- The assumptions made in the qualitative exposure assessment remain valid.*

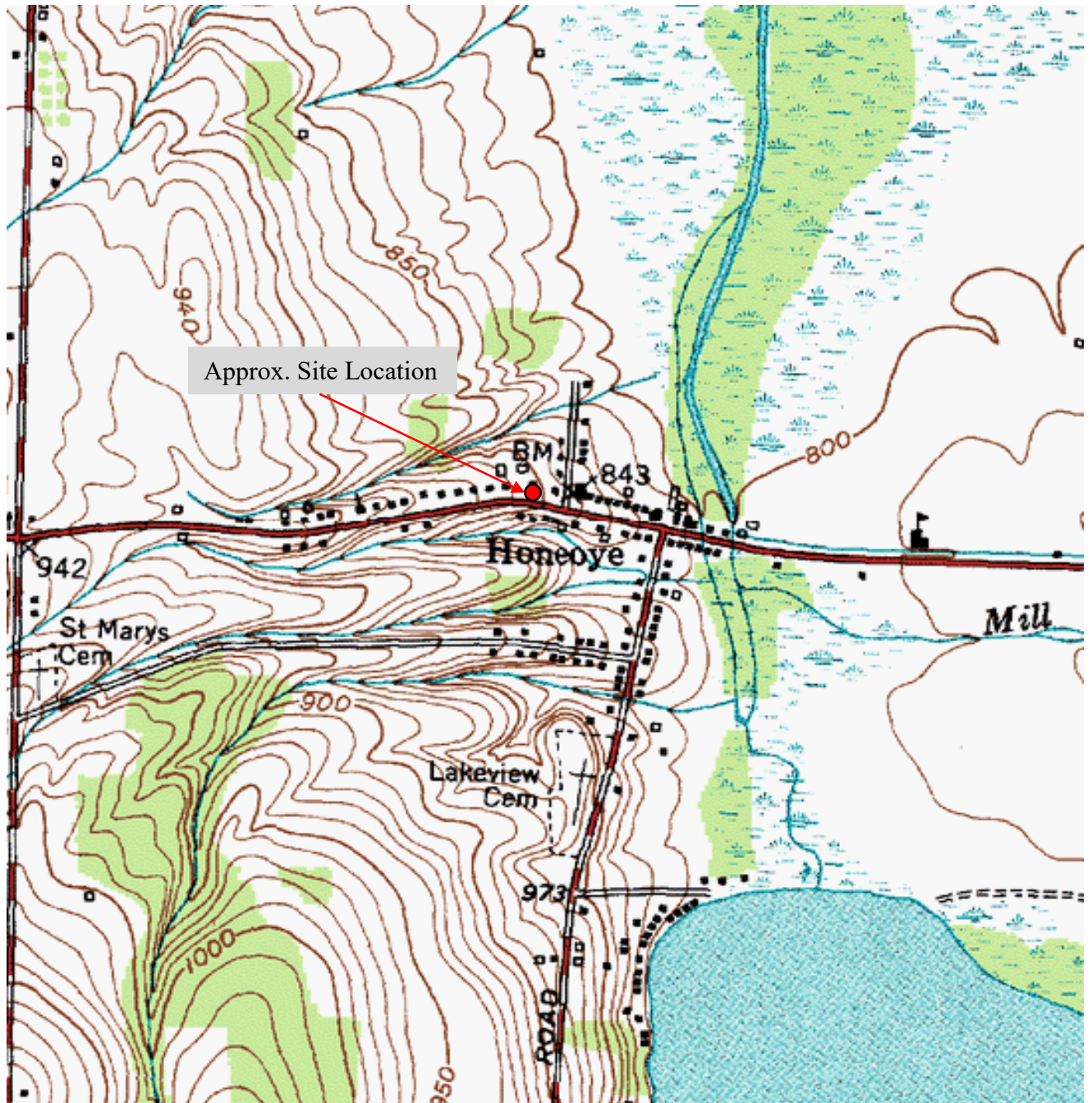
APPENDIX A
Photographs

APPENDIX B

Site-Wide Inspection and Certification Forms

APPENDIX C

County Clerk's Record of Receiving Deed Restrictions



Title
Site Location
Former J&S Conveyor Property
8615 Main Street, Honeoye, New York

Prepared For
Poinkers, Inc.
190 Office Parkway
Pittsford, New York 14534

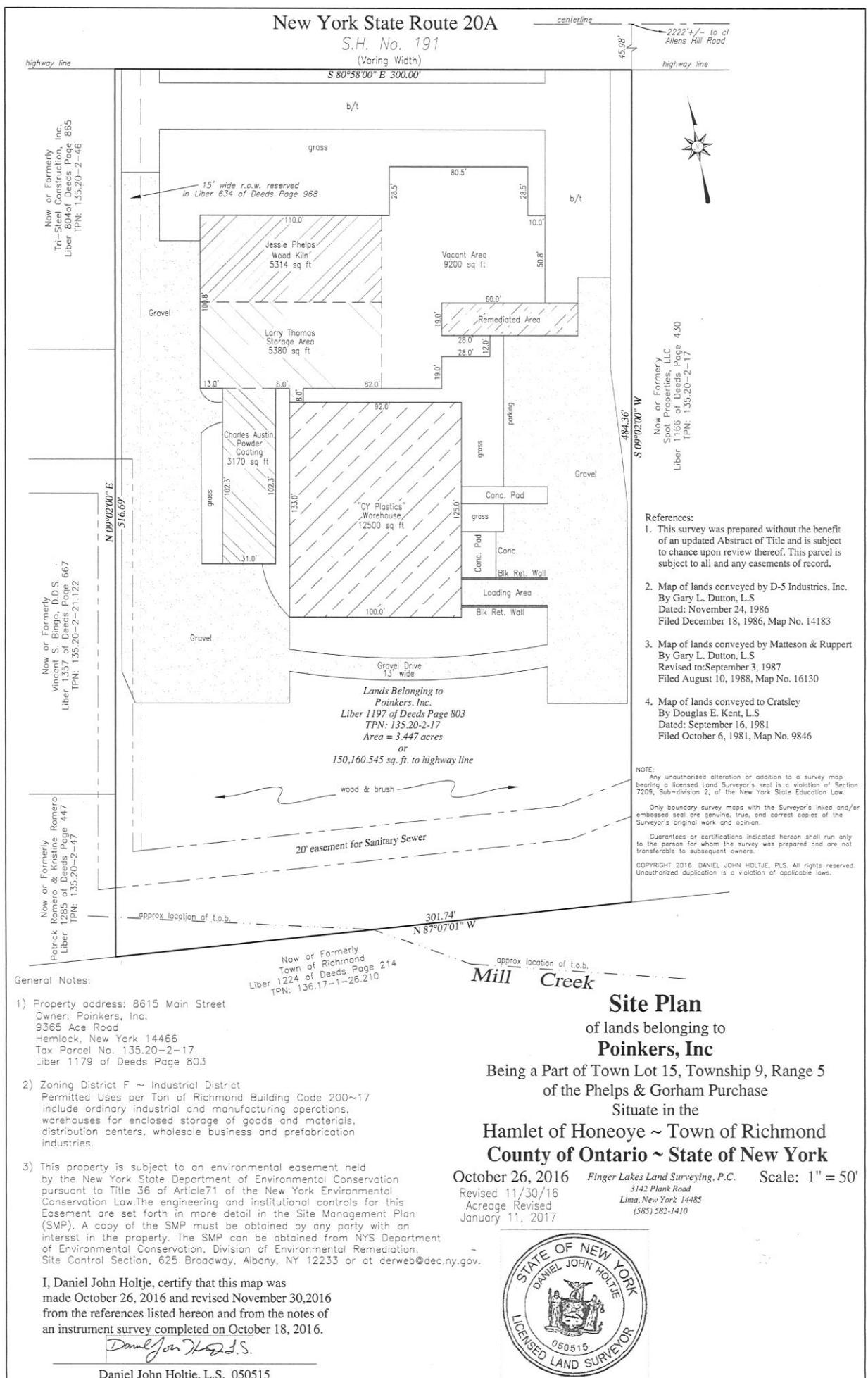
MARSH
ENGINEERING D.P.C.

Project
869.008
Date
9/03/2025
Scale
As shown

Drawn
DT
Checked
MPR
File Name
Site Location

Figure

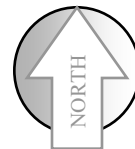
1



Marsh Engineering D.P.C.

Figure 2

Site Survey Plan



Title
Occupancy Location Map
Former J&S Conveyor Property
Honeoye, New York

Prepared For
Pointkers, Inc
190 Office Park Way
Pittsford, New York 14534

MARSH
ENGINEERING D.P.C.

Project
869.008
Date
9/03/25
Scale
As shown

Drawn
DT
Checked
MPR
File Name
Tenant Map

Figure

3

APPENDIX A
Photographs

Appendix A – Photographs

Former J&S Conveyor

8615 Main Street, Village of Honeoye, New York

Project #: 869.008



Description: Front of the building with pavement

Date of Photo: 9/2/2025

Direction Facing: East

Photographer: D. Tait



Description: Side loading dock to the warehouse area

Date of Photo: 9/2/2025

Direction Facing: West

Photographer: D. Tait



Description: Storage area

Date of Photo: 9/2/2025

Direction Facing: N/A

Photographer: D. Tait



Description: Storage area

Date of Photo: 9/2/2025

Direction Facing: N/A

Photographer: D. Tait

Appendix A – Photographs

Former J&S Conveyor

8615 Main Street, Village of Honeoye, New York

Project #: 869.008



Description: Access road south of the buildings and Casella waste bins

Date of Photo: 9/2/2025

Direction Facing: East

Photographer: D. Tait



Description: Permanent well located east of the buildings

Date of Photo: 9/2/2025

Direction Facing: West

Photographer: D. Tait



Description: East adjacent property (CY Plastics)

Date of Photo: 9/2/2025

Direction Facing: East

Photographer: D. Tait



Description: West adjacent property (USPS)

Date of Photo: 9/2/2025

Direction Facing: Northwest

Photographer: D. Tait

Appendix A – Photographs

Former J&S Conveyor

8615 Main Street, Village of Honeoye, New York

Project #: 869.008



Description: Southwest adjacent property (dentist office)

Date of Photo: 9/2/2025

Direction Facing: Southeast

Photographer: D. Tait



Description: Gravel road between Site and east adjacent property

Date of Photo: 9/2/2025

Direction Facing: North

Photographer: D. Tait

APPENDIX B

Site-Wide Inspection and Certification Forms



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site No. V00644	Site Details	Box 1
Site Name Former J & S Conveyor Property		
Site Address: 8615 MAIN STREET Zip Code: 14471		
City/Town: Honeoye		
County: Ontario		
Site Acreage: 3.400		
Reporting Period: June 21, 2024 to June 21, 2025		
		YES NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☒

	Box 2
	YES NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	☒ ☐
7. Are all ICs in place and functioning as designed?	☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

SITE NO. V00644

Box 3

Description of Institutional Controls

Parcel

Owner

Institutional Control

135.20-2-17

Poinkers Inc

Ground Water Use Restriction
Landuse Restriction
Site Management Plan
IC/EC Plan

1. Site use is limited to Commercial and industrial uses.
2. Groundwater use is prohibited.
3. Compliance with a Site Management Plan is required.
4. Periodic certifications are required.

Box 4

Description of Engineering Controls

Parcel

Engineering Control

135.20-2-17

Cover System

1. Cover system consisting primarily of 2 crusher run stone in an area near the former paint shop on the east portion of the site.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO



2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00644

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Steven J. Turybury at 271 Marsh Road, Suite 2, Pittsford, New York 14534,
print name print business address

am certifying as Remedial Party (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Steven J. Turybury, Marsh Engineering, DPC
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

Date 17 Sept 2025

EC CERTIFICATIONS

Box 7

Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Steven J. Turybury at 271 Marsh Road, Suite 2, Pittsford, New York 14534,
print name print business address

am certifying as a for the Remedial Party
(Owner or Remedial Party)

Steven J. Turybury, Marsh Engineering, DR
Signature of , for the Owner or Remedial Party,
Rendering Certification



17 Sept 2015
Date

APPENDIX C

County Clerk's Record of Receiving Deed Restrictions



Ontario County Clerk Recording Page

Return To

GREENEBAUM SAIGER AND KASDIN PC
190 OFFICE PARK WAY
PITTSFORD, NY 14534

Matthew J. Hoose, County Clerk

Ontario County Clerk
20 Ontario Street
Canandaigua, New York 14424
(585) 396-4200

Document Type: **DECLARATION**

Receipt Number: 305242

Grantor (Party 1)

POINKERS INC

Grantee (Party 2)

Fees

Recording Fee	\$20.00
Pages Fee	\$30.00
State Surcharge	\$20.00
Total Fees Paid:	\$70.00

Control #: 201706140127

State of New York
County of Ontario

Recorded on June 14th, 2017 at 3:07:29 PM
in Liber **01386** of **Deeds**
beginning at page **0253**, ending at page **0258**,
with a total page count of **6**.

Ontario County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

5

DECLARATION of COVENANTS and RESTRICTIONS

THIS COVENANT is made the 7th day of June, 2017, by Poinkers, Inc., a corporation organized and existing under the laws of the State of NY, 9365 Ace Road, Hemlock, New York and having an office for the transaction of business at same.

WHEREAS, Former J & S Conveyor Property (Site #V00644) is the subject of a Voluntary Cleanup Agreement executed by Poinker, Inc. as part of the New York State Department of Environmental Conservation's (the "Department's") Voluntary Cleanup Program, namely that parcel of real property located at the address of 8615 Main Street in the Town of Richmond, County of Ontario, State of New York, being the same as (or part of) that property conveyed to Poinkers, Inc. by The County of Ontario by deed(s) dated February 21, 2007 and recorded on the February 21, 2007 in Ontario County Clerk's Office in Liber and Page 1179/803, and being more particularly described in Schedule "A," attached to this declaration and made a part hereof, and hereinafter referred to as "the Property"; and

WHEREAS, the Department approved a remedy to eliminate or mitigate all significant threats to the environment presented by the contamination disposed at the Property and such remedy requires that the Property be subject to restrictive covenants (the "Remedy".)

NOW, THEREFORE, Poinkers, Inc., for itself and its successors and/or assigns, covenants that:

First, the Property subject to this Declaration of Covenants and Restrictions is as shown on a map attached to this declaration as Schedule "B" and made a part hereof.

Second, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no construction, use or occupancy of the Property that results in the disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233.

Third, the owner of the Property shall not disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy, which are described in the SMP, unless in each instance the owner first obtains a written waiver of such prohibition from the Department or Relevant Agency.

Fourth, the owner of the Property shall prohibit the Property from ever being used for purposes other than for **Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii)** and **Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

without the express written waiver of such prohibition by the Department or Relevant Agency.

Fifth, the use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Ontario County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.

Sixth, the owner of the Property shall provide a periodic certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department or Relevant Agency, which will certify that the institutional and engineering controls put in place are unchanged from the previous certification, comply with the SMP, and have not been impaired.

Seventh, the owner of the Property shall continue in full force and effect any institutional and engineering controls required for the Remedy and maintain such controls, unless the owner first obtains permission to discontinue such controls from the Department or Relevant Agency, in compliance with the approved SMP, which is incorporated and made enforceable hereto, subject to modifications as approved by the Department or Relevant Agency.

Eighth, this Declaration is and shall be deemed a covenant that shall run with the land and shall be binding upon all future owners of the Property, and shall provide that the owner and its successors and assigns consent to enforcement by the Department or Relevant Agency of the prohibitions and restrictions that the Voluntary Cleanup Agreement requires to be recorded, and hereby covenant not to contest the authority of the Department or Relevant Agency to seek enforcement.

Ninth, any deed of conveyance of the Property, or any portion thereof, shall recite, unless the Department or Relevant Agency has consented to the termination of such covenants and restrictions, that said conveyance is subject to this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below.

By:

Print Name: Robert F. Greenbaum

Title: President Date: 6/7/2017

Grantor's Acknowledgment

STATE OF NEW YORK)

) s.s.:

COUNTY OF Monroe)

On the 7th day of June, in the year 2017, before me, the undersigned, personally appeared Robert F. Greenbaum, 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.

Rosemary G. Perotto

Notary Public State of New York

ROSEMARY G. PEROTTO
Notary Public, State of New York
Qualified in Monroe County
Commission Expires December 30, 2018

SCHEDULE "A"

Enter Property Description

Daniel J. Holtje, L.S.

3142 Plank Road
Lima, NY 14485

Email: d_holtje@yahoo.com

Office (585) 582-1410
Cell (585) 519-5974

January 17, 2017

Legal Description

Lands Belonging to Poinkers, Inc.
8615 Main Street ~ Hamlet of Honeoye
Town of Richmond ~ Ontario County

All that tract or parcel of land situate on the south side of N.Y.S. Route 20A, S.H. No.191 in the Hamlet of Honeoye, Town of Richmond, County of Ontario and State of New York. Beginning at a point in the center line of N.Y.S. Route 20A, S.H. No.191 said point being 2222+/- feet westerly along the centerline of N.Y.S. Route 20A, S.H. No.191 from the centerline of Allens Hill Road, said point also being the north west corner of lands belonging to Spot Properties, LLC, reference Liber 1166 of Deeds at Page 430, thence S 09°02'00" W a distance of 45.98 feet to a point on the north right of way of N.Y.S. Route 20A, S.H. No.191, being the point or place of beginning, thence;

1) S 09°02'00" W along the west line of Spot Properties, LLC a distance of 484.36 feet to a point, said point lying on the north line of lands belonging to the Town of Richmond, reference Liber 1224 of Deeds at Page 214, thence;

2) N 87°07'01" W along the north line of the Town of Richmond a distance of 301.74 feet to a point, said point being the southeast corner of lands belonging to Patrick and Kristine Romero, reference Liber 1285 of Deeds at Page 447, thence;

3) N 09°02'00" E along the east line of Romero and the east line of lands belonging to Vincent S. Bingo, D.D.S., reference Liber 1357 of Deeds at Page 667 and lands belonging to Tri-Steel Construction, Inc., reference Liber 804 of Deeds at Page 865 a distance of 516.69 feet to a point on the south right of way of N.Y.S. Route 20A, S.H. No.191, thence;

4) S 80°58'00" E along the south right of way of N.Y.S. Route 20A, S.H. No.191, a distance of 300.00 feet to the point or place of beginning.

Being 3.447 acres or 150,160.545 square feet to highway line.

New York State Route 20A
S.H. No. '91

