APPLICATION **ATTACHMENT 1**

NYSDEC-1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECTS-TITLE 5

NAME OF APPLICANT (Municipality): City of Amsterdam

TYPE OF ENVIRONMENTAL RESTORATION PROJECT: Investigation X

PROJECT NAME: Mohasco Complex

PROJECT LOCATION:STREET ADDRESS: corner of Forest Avenue and Lyon Street

CITY/TOWN: Amsterdam ZIP CODE: 12010 COUNTY: Montgomery

PROPERTY SIZE (acres): 22.1 LATITUDE: 74°10'30"W LONGITUDE: 42°57'30"N

APPLICANT CURRENTLY OWNS PROPERTY: YES XX NO _____ (If yes, include proof of ownership with application)

PROPERTY IS LISTED ON NYS REGISTRY OF INACTIVE HAZARDOUS WASTE SITES: YES ____ NO XX
(If yes, fill in current registry classification)
CLASSIFICATION _____

TYPE OF KNOWN OR SUSPECTED CONTAMINATION: Petroleum XX Other Hazardous Substances XX possible PCB contamination

PROJECT DESCRIPTION: Please attach a description of the project which includes the following components:
(Refer to Environmental Restoration Projects Procedures Handbook for detailed instructions)

- Purpose and Scope of the Project;
- Environmental History of the Property;
- Proposed Future Use of the Property;
- Estimated Project Cost; and
- Other Actual or Potential Funding Sources for the Project;
- How the Project Would Satisfy the Criteria of ECL 56-0505.

SCHEDULE: Field work will commence within 12 months of Department approval of the application.

INDIVIDUAL AUTHORIZED TO SIGN APPLICATION: (Please Print)

NAME John M. Duchessi, Jr. TITLE Mayor

MAILING ADDRESS 61 Church Street
Amsterdam, NY 12010

PHONE NUMBER: 841-4311 FAX NUMBER: 842-9064

CERTIFICATION: The undersigned on behalf of the applicant municipality does hereby certify that:

The applicant has not generated, transported or disposed of, arranged for, or caused the generation, transportation or disposal of hazardous substance on that property; and has not undertaken, and will not undertake, any indemnification obligation respecting a party responsible under law for the remediation of the property;

No other funding sources currently exist to undertake the project except the applicant's and those other sources identified in this application ;

All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full on this application, or are set out in full in exhibits attached to this application and incorporated by this reference;

The individual whose signature appears hereon is authorized by a resolution of the applicant's governing body, a true copy of which is attached, to sign this application for the applicant.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW

_____ 10/20/97
Signature of individual authorized by resolution (attach copy) to sign application Date

FOR STATE USE ONLY: DATE RECEIVED _____ PROJECT NO. _____
DATE COMPLETE _____
DATE APPROVED _____

applyinv.doc
rev. 5/23/97

ATTACHMENT 2 - MUNICIPAL RESOLUTION

CERTIFICATION OF TRANSCRIPT

STATE OF NEW YORK
AMSTERDAM CITY CLERK'S OFFICE

I, Jane DiCaprio, City Clerk and Clerk of the Common Council of the City of Amsterdam, do hereby certify that I have compared the foregoing copy of RESOLUTION #97/98-106 RESOLUTION AUTHORIZING MAYOR TO ACT ON BEHALF OF THE CITY OF AMSTERDAM REGARDING MOHASCO PROJECT IN CONNECTION WITH THE CLEAN WATER/CLEAN AIR BOND ACT OF 1996 with the original thereof On file in the City Clerk's Office, 61 Church Street, Amsterdam, NY 12010 and that the same is a correct transcript therefrom and of the whole of such original Resolution #97/98-106

In Witness Whereof, I have hereunto set my hand and affixed the seal of the City, at Amsterdam this 14th day of Oct. A.D. 1997

Jane Di Caprio
CITY CLERK

CITY OF AMSTERDAM
COMMON COUNCIL MEETING
OCTOBER 7, 1997

RESOLUTION #97/98-106

RESOLUTION AUTHORIZING MAYOR TO ACT ON BEHALF OF THE CITY OF AMSTERDAM REGARDING MOHASCO PROJECT IN CONNECTION WITH THE CLEAN WATER/CLEAN AIR BOND ACT OF 1996

BY: *MAYOR DUCHESSI*
Motion by Alderman Martuscello

WHEREAS, the City of Amsterdam, herein called the "Municipality", after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments, herein called the "Project", is desirable, is in the public interest, and is required in order to implement the Project, and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes State assistance to municipalities for environmental restoration projects by means of a contract and the Municipality deems it be in the public interest and benefit under this law to enter into a contract therewith; and

WHEREAS, during the 1997 and 1998 fiscal year, Brownfields funding will be available only for investigation activity, and

WHEREAS, remediation funding will be available in future years, and

WHEREAS, the Bond Act provides 75% funding for Brownfields investigation, and

WHEREAS, the Amsterdam Urban Renewal Agency has received an encouraging response regarding the environmental investigation and cleanup of the Mohasco site, and

WHEREAS, the City of Amsterdam would need to provide a 25% local

match, and

WHEREAS, the deadline for submission of the grant application is October 20, 1997, now, therefore be it

RESOLVED, that the City of Amsterdam is authorized to commit to 25% of the cost of the project, and be it further

RESOLVED, that the Department of Community and Economic Development, with technical assistance from the City Engineering Department will prepare this application, and be it further

RESOLVED, that the Community and Economic Development Department will prepare the application, and be it further

RESOLVED, that the Community and Economic Development Department will contract with Orion Management for research purposes and technical assistance, at a rate not to exceed $1,360.00, and be it further

RESOLVED, that the Mayor is the representative authorized to act in behalf of the Municipality's governing body in all matters related to State assistance under ECL Article 56, Title 3. The representative is also authorized to make application, execute the State Assistance Contract, submit Project documentation, and otherwise act for the Municipality's governing body in all matters related to the project and to State assistance, and be it further

RESOLVED, that the Municipality agrees that it will fund its portion of the cost of the Project and that funds will be available to initiate the Project's field work within twelve (12) months of written approval of its application by the Department of Environmental Conservation, and be it further

RESOLVED, that one (1) certified copy of this Resolution be prepared and sent to the Albany office of the New York State Department of Environmental

Conservation together with the Application for State Assistance Payments, and be it further

RESOLVED, that this resolution shall take effect immediately.

ADOPTED:

APPROVED:

DATED: October 7, 1997

JOHN M. DUCHESSI, JR., Mayor

COMMON COUNCIL
CITY OF AMSTERDAM, N.Y.

MAYOR DUCHESSI	AYE	NO
ALD DeCUSATIS	✓	
ALD HALGAS	✓	
ALD IANNUZZI	✓	
ALD SMITH	✓	
ALD MARTUSCELLO	✓	

Motion carried

NARRATIVE

3. PROJECT DESCRIPTION

a. Project Description: Purpose and Scope:

The Mohasco Complex is located at the corner of Lyon Street and Forest Avenue in the City of Amsterdam. (Please see Attachments 4 and 4A.) It is a group of approximately 40 multistory industrial buildings, primarily brick with heavy timber structural systems. Since the complex was developed at a time when most workers walked to their jobs, parking is inadequate by current standards.

During the earlier part of the twentieth century, these buildings served as the central manufacturing facility for the world's largest carpet producer. The Mohasco Complex employed thousands of people and produced many millions of square feet of carpet which was exported throughout the world. There was a continual decline in the carpet business in Amsterdam, and by 1955, all carpet manufacturing operations had ceased at this site. However, the Mohasco Corporation continued to maintain its corporate headquarters at the corner of Lyon Street and Forest Avenue up until the mid 1980's. The eastern part of the complex is now occupied by the Noteworthy Corporation and Esquire Novelty.

Several years ago, most of the complex was vacant or being used as low cost warehouse space, excepting those buildings occupied by the Noteworthy Company and Esquire Novelty. The vacant buildings were purchased by Nizim Mizrachi, who then insured the buildings for approximately 20 times the purchase price. Soon after, there was a tremendous fire - the largest fire in New York State that year. An incredible 450,000 square feet of buildings was almost totally destroyed by fire in one night. The owner Mizrachi was arrested and convicted of running an arson for profit venture. He is now in prison. The insurance carrier has refused to pay for the loss and the clean up, and has asserted that it has no liability because there was fraud involved. The courts have sustained the insurance company's position.

The fire damaged and destroyed thousands of square feet of buildings. Since the fire, the City has taken title to the property, and through a cooperative effort with the Amsterdam Industrial Development Agency (AIDA), has begun to clean up the site. The remains of several fire ravaged buildings have already been cleaned up. Subesequent to the big fire in August of 1992, a smaller fire was started by vandals.

The purpose of this project is to determine what environmental concerns exist at the Mohasco site. As the property was used for so long as a carpet mill, was home to various transformers, and was the victim of two fires, we are unsure what chemicals or contaminants pose a problem at the site. Our biggest concern is the transformers - we intend to find out if the transformers we know about contain PCBs, and we need to try and find the other transformers which were reportedly at the site, but whose whereabouts are now unknown. Our intent is to remediate the site and reuse it for manufacturing businesses and office space.

SCOPE: As the city wanted to present DEC with the most comprehensive application possible, three environmental firms (all appear on the DEC-approved list) were consulted to provide us with some expertise and an educated estimate as to what the site investigation would entail. A joint meeting and site visit was held, and the firms were asked to provide us with a rough estimate. The firms consulted were: The Tyree Organization, Precision Industrial Management, and Maxim Enterprises. The following is a synopsis of the project's scope: (For a more detailed look at what each firm

proposed, please see the enclosed estimates, labeled as Attachment 5. Please note that these estimates are not bids; there were no specs drawn up by the city, nor are these proposals considered competitive at this point. If the city is funded by DEC for this project, specs will be drawn up and the project will go out for competitive bid.)

- health and safety plan - in accordance with OSHA standards
- soil boring installation - collect surficial soil samples, subsurficial soil samples
- monitoring well installation - evaluate the hydraulic characteristics of the subsurface
- test pits - to locate transformers lost during fires/demolitions
- sediment and surface water sampling - evaluate the sediment and suface water quality of the North Chuctanunda Creek
- groundwater sampling - to evaluate the groundwater quality beneath the site
- site survey - survey the area and produce a base map
- laboratory analytical work - to analyze the samples taken
- site investigation report - to summarize findings

b. Project Description: Environmental history of project:

Historical Land Use: Since 1889, the site in question has been used as a carpet manufacturing facility. Since that year, buildings were erected until the 40 building complex resulted. Companies owning and using the property have changed over time; Mohawk Carpet Mills, Inc operated the site from 1926-1956, when the company was reorganized as Mohasco Industries. They retained ownership until 1984; however, carpets were not manufactured there after 1978. Mohasco sold the site to Kalman Companies, Inc. in 1984, but continued to lease space there. The site was then sold to Thomas Constantino, founder of The Noteworthy Co. Mr. Constantino died in 1989, and his trustees sold the property to the aforementioned Nizim Mizrachi, and the tremendous fire ensued.

The land was used as a carpet manufacturing site from 1889-1978, and after that was used as office and/or warehouse space until the fire in 1992. Since that time, the site (excepting the pieces owned by Noteworthy and Esquire) have been vacant due to the incredible damage suffered during the fire.

Historical Work Practices at the Site: The following information was obtained from the 1995 Phase I Environmental Site Assessment performed by Alpha Earth, Inc. (Please refer to Attachment 7.)

Interview with Robert Long

Robert Long was a Plant Engineer at the site from 1949 to 1967. He is a mechanical engineer by trade. Mr. Long provided the following information regarding work practices at the site under Mohawk Carpet Mills and Mohasco Industries.

There were no gasoline or other underground storage tanks at the site during the time that Mr. Long worked there. Mt. Long oversaw the installation of both the aboveground fuel oil storage tank and the outdoor transformer substation at the powerhouse. The powerhouse used coal and fuel oil to generate energy; water from the creek was used for cooling of turbines, but not for power generation. Coal ash was hauled form the site by truck for disposal; Mt. Long did not know the disposal location.

Two men worked full time wetting and applying asbestos at the site while Mr. Long was there. The water line, steam line, and smaller lines in the tunnel between the powerhouse and one of the dye houses were among the items coated with asbestos during that time.

Various chemicals were used at the site. In the basement of the skein dye house, sulfuric acid (H_2SO_4) was stored in overhead tanks. Waste sulfuric acid was dumped into North Chuctanunda Creek for disposal over the years. Waste dyes were also dumped into the creek for disposal, after first being mixed with water.

There were no water wells at the site. Water form North Chuctanunda Creek was used as a supplement for City water for the sprinkler system. Chlorine was used to treat the creek water in case it got into the City water.

Interview with Carson Thompson

Carson Thompson worked in the laboratory of the Technical Department form 1945 to 1982. Mr. Thompson worked maily with materials used in processing capret itself, such as latex. He did not recall specific chemical spills associated with his department.

Mr. Thompson did not work directly with the operation of the dye houses, but he recalled that typical dye chemicals were used. These included sulfuric acid, acetic acid, hydrogen peroxide, hydrosulfites, and some metalized dyes.

After the 90 years of carpet making that took place at the site, we have reason to believe that there is substantial contamination. We know that there is asbestos present, as well as fuel oil. We also expect soil and ground water contamination from the dye chemicals, such as sulfuric acid, acetic acid, hydrogen peroxide, hydrosulfides, and some metalized dyes, including lead. Due to the age and nature of the transformers at the site (some of whose whereabouts are unknown - they may have dropped into the creek during the fire or they could be buried under the rubble), we expect significant PCB contamination.

Chemicals Used on Property: As the site was occupied by a carpet manufacturing firm for about 95 years, there is the potential for chemical residues to exist. Dyes, bleaches, acids, and machine oils were all used at the complex. Power was generated using coal and fuel oil, the latter may be contaminated by PCBs. Potential environmental concerns at the site include an aboveground fuel oil storage tank with a nominal capacity of 100,320 gallons; five drums that currently or previously contained corrosive chemicals and a can of flammable resin in one building; transformers and fluorescent light ballasts that may contain PCBs; dyes and chemicals used in the former Dye Houses and reportedly disposed of in North Chuctanunda Creek; suspected asbestos-containing material in insulation, floor tiles, and panels throughout the standing buildings at the site; and suspected lead based paint in building interiors.

Orders, Decrees, Other Legal Documents Regarding ENCON Law Violations: There have been no formal decrees or legal documents regarding ENCON law violations relative to the Mohasco site. However, DEC officials have visited the site on numerous occasions and have expressed concern about PCB contamination. The existing transformers are untested, and several transformers are unaccounted for. The concern about possible PCB contamination is shared by the City, which is why we are so anxious to begin the site investigation.

c. Project Description: Intended Future Use:

The City of Amsterdam is anxious to have this piece of property available for redevelopment. As of now, the City is not collecting taxes on the property, nor is the property in productive use. The City would like to remediate the site to be used for offices and light manufacturing. Once this is completed, the City would like to sell the building to an interested party who would employ numerous people. This would put the property back on the tax roles, and, more importantly, create jobs in a city whose unemployment is well above the state average.

In 1995, the Saratoga Associates performed an adaptive reuse analysis of the site. Please see Attachment 4B. Based on the site's conduciveness to serve as a office/factory/warehouse complex, they enumerated the construction necessary for remediation as follows:

- interior general construction repairs and new construction, including exterior wall insulation and furring, assumptive quantities of new partitions/walls, new floor coverings, and new suspended ceilings where office areas may occur.

- different types of uses prompt different code requirements in regard to adequacy of space, structure, exiting, toilets, sprinkler systems, ventilation, fire detection, and lighting components.

- Removal of old elevator in Building 22; new passenger elevators in Buildings 20 and 36.

- Removal, repairs, modifications or replacement of normal-required plumbing, heating, ventilation, electrical outlets, lighting, and sprinkler systems. Provisions for communication systems, such as telephone and computer, are not included. Special electrical power provisions for manufacturing equipment and machinery are also not included.

- Air conditioning for assumed office areas only.

The Amsterdam Industrial Development Agency (AIDA) is ready and willing to market the site, once that step is ready to be taken. They have experience in marketing properties (currently they market Amsterdam's Edson Street Industrial Park) and are in constant contact with manufacturers who would be interested in the Mohasco property.

In addition, the city has recently created the Department of Community and Economic Development under whose auspices AIDA falls. The purpose of this department is to seek funding for various projects such as this one, and to develop the economy of this once-thriving city. The city saw the need for the coordination of economic development initiatives, and the department was born of that need. The department is working to coordinate marketing efforts for commercial and industrial properties, and to attract businesses to the area who will create jobs. The department can market the property, steer interested parties to the property. Once the property is redeveloped, AIDA and the Department of Community and Economic Development will ensure that it is aggressively marketed.

d. Estimate of Project's Cost: $259,205.18*

*As the city wanted to provide DEC with the most complete and thorough application possible, three environmental firms were consulted to provide us with technical assistance. The firms consulted were: The Tyree Organization, Precision Industrial Maintenance, and Maxim Technologies. The firms were asked to provide us with a rough scope of services and estimate for said services. The three estimates have been included with this application (see Attachment 5). The city asks for an amount which will cover a comprehensive site investigation. If DEC deems that a satisfactory site investigation can be completed for the cost of the lowest estimate, that is the amount we seek. If DEC determines that the investigation proposed by the company with the highest estimate, that is the amount we seek.

e. List of Other Funding Sources for this Project:

The City of Amsterdam, recognizing the importance of the investigation and remediation of this site, has agreed to a 25% match in funding for this project. Please see the municipal resolution, Attachment 2.

f. How Proposed Project Satisfies the Criteria of ECL-56-0505:

Criteria 1: Project's Benefit to the Environment

This site is an old mill complex, potentially laden with chemicals and PCBs. The water and soil are potentially unsafe - how unsafe can only be determined by a full environmental site investigation. It is known that asbestos and fuel oil remain at the site. It is widely suspected that dye chemicals containing bleaches, sulfuric acid, acetic, acid, hydrogen peroxide, hydrosulfites, and lead have caused contamination of the soil and water. PCBs are believed to be present, due to the age and nature of the transformers at the site. (Several of the transformers are unaccounted for - it is suspected that they are buried under rubble. The known transformers are untested.) All of the aforementioned contaminants are hazardous to human health. This investigation and subsequent remediation will rid the site of contaminants and make the soil and water safe.

Criteria 2: Economic Benefit to the State

The City's intent is to remediate and redevelop the site for offices, factories, and warehouses. Due to the nature of factory and warehouse work (three shifts, assemblyline style jobs), this redevelopment has the potential to create up to 400 jobs. Most of those jobs would be blue-collar, but a significant amount of clerical and administrative jobs would result from this redevelopment. These additional jobs mean less unemployment benefits the state would have to pay out; more property taxes the state would take in as these newly employed people purchase homes; and more income taxes the state would take in as more people earn income. With this creation of up to 400 new jobs, the state will spend less in benefits and take in more taxes if this site is investigated, remediated, and redeveloped.

Criteria 3: Recreation Benefit

This criteria is not applicable to this site as the site is to be remediated and redeveloped as an office/factory/ warehouse complex.

Criteria 4: Funding Match

The City of Amsterdam recognizes the extreme importance of investigating, remediating, and redeveloping this site. The environmental and economic benefits will be felt both at the local level and at the state level. The City has agreed to a 25% financial match for this project. Please see the accompanying resolution, Attachment 2.

ATTACHMENT 3 - DEED TO PROPERTY

THIS INDENTURE, made this 23rd day of December, 1994, between KIM BRUMLEY, CITY OF AMSTERDAM CONTROLLER, 61 Church Street, Amsterdam, New York, party of the first part, and the CITY OF AMSTERDAM, NEW YORK, a municipal corporation located in the County of Montgomery and State of New York, having its principal office at No. 61 Church Street, Amsterdam, New York, party of the second part.

W I T N E S S E T H

WHEREAS, an action entitled "In the Matter of Foreclosure of Tax Liens, pursuant to Article Eleven, Title Three, of the Real Property Tax Law by the City of Amsterdam, New York, List of Delinquent Taxes for 1993", was duly brought by the City of Amsterdam for the foreclosure of certain tax liens, by the due filing of a List of Delinquent Taxes in the Office of the County Clerk of the County of Montgomery, New York, on the 30th day of June, 1994, and due mailing thereof to owners of all property affected and other interested persons, and

WHEREAS, at a Term of said County Court held at the County Courthouse, in the Village of Fonda, New York, on the 10th day of December, 1994, Judgment was duly entered, wherein it was among other things, ordered, adjudged and decreed by the said Court that the party of the first part, as City Controller of the City of Amsterdam, should execute and deliver to the party of the second part, a Deed to the certain parcels and tracts of land hereinafter more specifically described, and

WHEREAS, the said Judgment was duly entered in the Montgomery County Clerk's Office on the 13th day of December, 1994,

NOW, THEREFORE, the party of the first part, by virtue of and in pursuant of the aforesaid Judgment and the statutes in such cases made and provided, and for and in consideration of the sum of One ($1.00) Dollar to her and in hand paid, the receipt whereof is hereby acknowledged and other good and valuable consideration does hereby grant and convey unto the party of the second part, its successors and assigns, a full and complete title in and to:

ALL THOSE TRACTS OR PARCELS OF LAND, situate in the City of Amsterdam, County of Montgomery and State of New York, bounded and described as follows:

DELINQUENT TAXES FOR 1993

NIZMEISTER REALTY CO., SBL #40.13-4-23.12 AND 40.13-4-23.1 and being parcels designated by Serial No. 1 on the list of delinquent taxes for 1992.

TO HAVE AND TO HOLD ALL SINGULAR, the premises above mentioned and described and hereby conveyed, unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has heretofore set her hand and seal the day and year first above written.

KIM BRUMLEY, CITY CONTROLLER
of the City of Amsterdam, N.Y.

STATE OF NEW YORK)
COUNTY OF MONTGOMERY) ss.:
CITY OF AMSTERDAM)

On this 23rd day of December, 1994, before me, the subscriber personally appeared KIM BRUMLEY, City Controller of the City of Amsterdam, Montgomery County, New York, to me personally known to me to be the same person described within and who executed the within Instrument and she duly acknowledged to me that she executed the same, as such Controller, as aforesaid for the purpose herein mentioned.

NOTARY PUBLIC

RECORD AND RETURN TO:
LISA W. LORMAN, ESQ.
ASSISTANT CITY ATTORNEY
123 GUY PARK AVENUE
AMSTERDAM, NEW YORK 12010

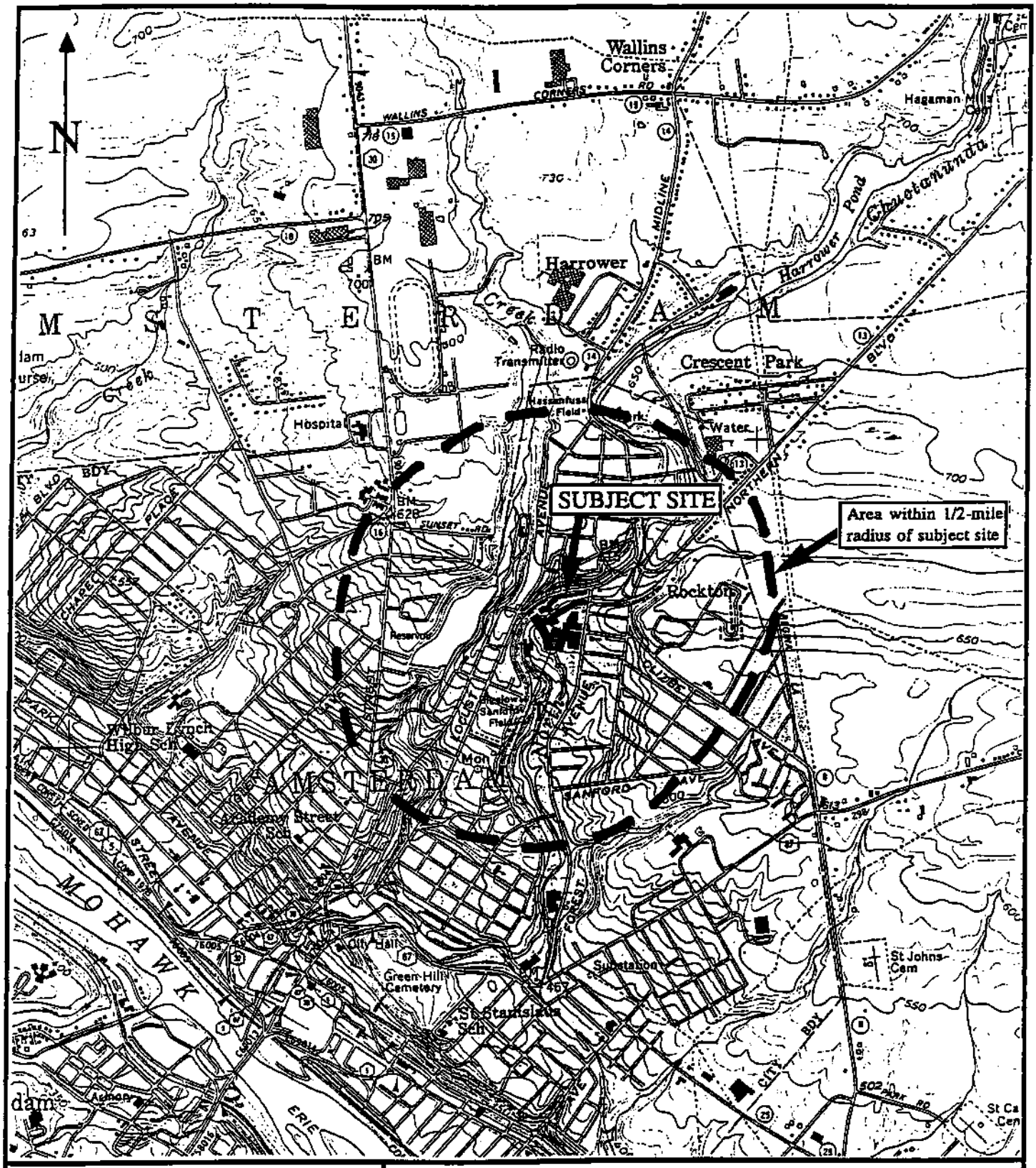
LISA W. LORMAN
Notary Public, State of New York
Qualified in Montgomery County
No. 02LO4947021
Commission Expires Feb. 13, 1995

620

RECEIVED
$ -0-
REAL ESTATE
DEC 28 1994
TRANSFER TAX
MONTGOMERY
COUNTY

STATE OF NEW YORK } SS
MONTGOMERY COUNTY }
Recorded on the 28th day
of December 1994 at 12:17
o'clock P M. In Book 587
of Deeds at page 123 and
examined.
Helen A. Baitcher
CLERK

ATTACHMENT 4 - LOCATION IN CITY
ATTACHMENT 4A - SITE MAP
ATTACHMENT 4B - REUSE MAP



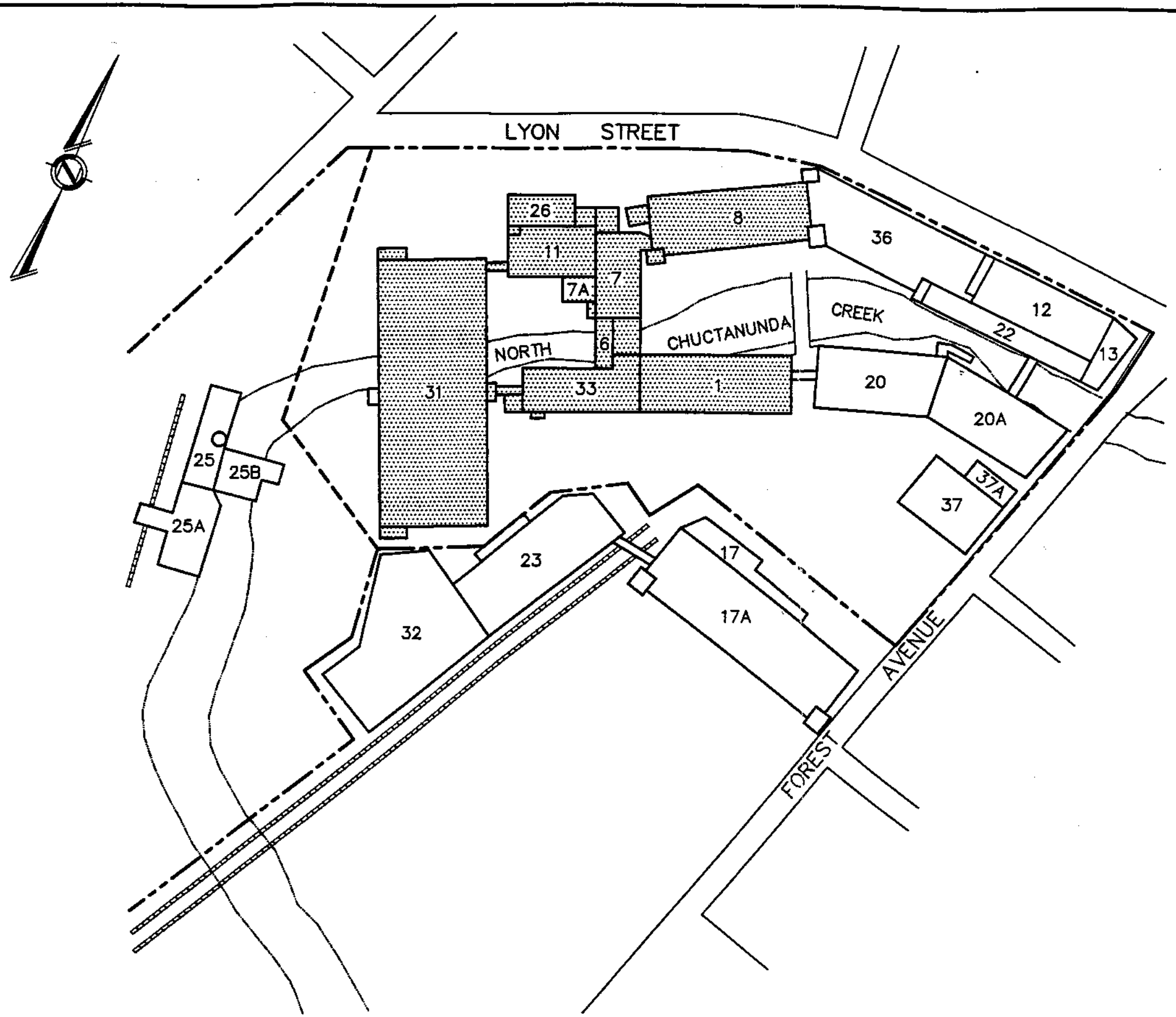
FORMER MOHASCO SITE
FOREST AVENUE &
LYON STREET
AMSTERDAM, NEW YORK
ALPHA EARTH, INC.
AE PROJECT NO. E95106

FIGURE 1: SITE LOCATION MAP

Source: NYSDOT Topographic Map, Amsterdam 7.5' Quadrangle, 1977

0 1/4 1/2 3/4 1 MILE

Scale



LEGEND

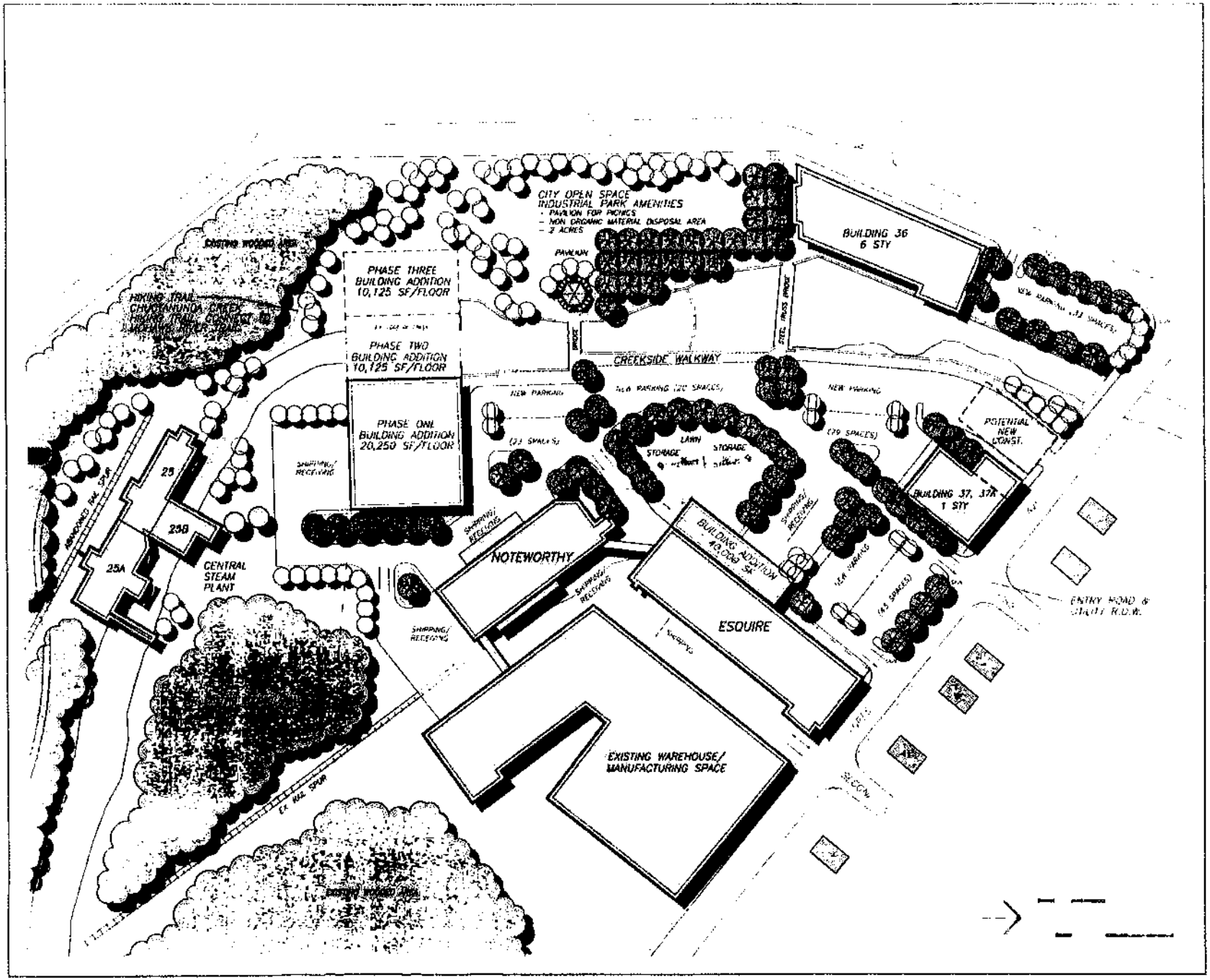
DENOTES BUILDING WAS SEVERELY DAMAGED BY FIRE IN AUGUST 1992

DENOTES WESTERN LIMIT OF SITE INVESTIGATION

TYREE ORGANIZATION, Ltd.

TITLE: SITE MAP

SITE: FORMER MOHASCO SITE	SCALE:
LOCATION: FOREST AVE & LYON ST AMSTERDAM, NEW YORK	NONE
CLIENT:	PLATE:
DRW BY: RJS DATE: 10/12/93	FIGURE 1



THE SARATOGA ASSOCIATES

MOHASCO MILL INDUSTRIAL PARK

OPTION ONE

EXISTING BUSINESS BUILDING EXPANSION

SK–1

ATTACHMENT 5 - ENVIRONMENTAL ESTIMATES

The Tyree Organization, Ltd.
Albany
4 Northway Lane, Latham, NY 12110 · Fax: 518-786-7351 · Phone: 518-786-3200

PROPOSAL FOR
PHASE II ENVIRONMENTAL SITE ASSESSMENT

Former Mohasco Facility
Forest Avenue & Lyon Street
Amsterdam, New York

October 16, 1997

Prepared for:

Mr. Karl W. Gustafson
Administrative Director
Amsterdam Urban Renewal Agency
61 Church Street
Amsterdam, New York 12010

Prepared by:

The Tyree Organization, Ltd.
4 Northway Lane
Latham, New York 12110

Member
The Tyree Organization

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TABLE 1 PROJECT ESTIMATE

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FIGURE 1 SITE MAP
FIGURE 2 PROPOSED SOIL BORING & SURFICIAL SOIL SAMPLING LOCATIONS
FIGURE 3 PROPOSED MONITORING WELL LOCATIONS
FIGURE 4 PROPOSED TEST PIT LOCATIONS
FIGURE 5 PROPOSED SEDIMENT AND SURFACE WATER SAMPLING LOCATIONS

1.0 INTRODUCTION

The Tyree Organization, Ltd. (Tyree) is pleased to submit this proposal for a Phase II Environmental Site Assessment (ESA) at the former Mohasco Facility located at the intersection of Forest Avenue and Lyon Street in the City of Amsterdam, New York. The objective of the Phase II ESA is to collect data on soil, groundwater, surface water and sediments in order to determine the presence or absence of residual chemical compounds related to past activities at the site. The collection of data will provide information necessary to determine the nature of residual chemical compounds in selected areas of the site. The scope of work proposed will also assist in the determination of the need for future investigation or remediation of the site, if necessary.

2.0 SCOPE OF WORK

The scope of work for this project is designed to provide an overview of existing environmental conditions related to soil, groundwater, surface water and sediments related to past practices at the former Mohasco Facility.

The proposed scope of work is based upon our site walk on October 14, 1997 and the Phase I ESA completed by Alpha Earth, Inc. dated May 2, 1995. Investigative boring and sampling locations have been provided on the attached site maps. The proposed locations were determined based upon our review of the Phase I ESA and our site walk. The locations provided may require adjustment based upon accessibility and subsurface conditions.

The scope of work is divided into eight (8) elements:

- Health and Safety Planning
- Soil Boring and Surficial Soil Sampling
- Monitoring Well Installation
- Test Pits
- Sediment and Surface Water Sampling
- Groundwater Sampling
- Site Survey
- Site Investigation Report

A detailed description of each of these tasks is presented below.

2.1 Health and Safety Planning

A site-specific Health and Safety Plan (HSP) will be prepared by Tyree in accordance with the requirements of the Occupational Health and Safety Administration (OSHA Standard 29 CFR 1910.120). All personnel utilized by Tyree have the necessary training and are monitored in accordance with these requirements. The HSP will be prepared by Tyree following a review of the site characteristics, location, and local emergency providers.

2.2 Soil Boring and Surficial Soil Sampling

The purpose of the soil sampling program is to characterize surface and sub-surface soils at the site. As shown in Figure 2, Tyree proposes to collect surficial soil samples at 30 locations throughout the site. Thirteen (13) locations are proposed on the north side of North Chuctanunda Creek, and 17 locations are proposed on the south side of the Creek. Soil sampling locations were selected around the perimeter of former manufacturing buildings which were destroyed by previous fires. Additional soil samples were selected at locations formerly occupied by manufacturing buildings, and at the southern perimeter of the property. Surface and sub-surface soil samples will be collected at each location.

Surficial soil samples collected at each of the selected locations will consist of soils from the ground surface to approximately 6.0-inches below land surface (BLS). Surficial samples located within paved areas will be collected by first removing paving materials until soils are exposed. After exposing soils, the top 1.0-to-2.0-inches will be removed, and the sample collected from the underlying 6.0-inch interval. This will be done in order that compounds relating to the asphalt paving will not be artificially present in the samples collected from the paved areas. After collecting the surficial sample, soil borings will be advanced in order to facilitate characterization of subsurface soils and to collect subsurface soil samples.

Soil borings will be advanced using a truck mounted hollow stem auger drilling rig. If necessary, access to proposed drilling locations may require the use of a drilling rig mounted on an all-terrain vehicle. The hollow stem auger method involves advancing a string of hollow stem augers into the subsurface. The base of the auger string is equipped with a steel center plug to ensure depth-discrete split-barrel (split-spoon) sampling. The split-spoon consists of a split barrel; drive shoe and a drive head which are connected to drill rods that are advanced into the subsurface using a 140-pound hammer. The 140-pound hammer falls 30-inches until 2.0 feet of soil is penetrated, or until an excess

of 50 blows are required to affect 6.0-inches of penetration. Blow counts are recorded for each 6.0-inch interval. After retrieving the sampler from the borehole, the drive head and drive shoe are removed, and the split spoon opened.

After opening the split-spoon, the sample recovery and visual/olfactory characteristics will be noted, and the soil materials identified according to the Unified Soil Classification System. Soils will also be screened for concentrations of total volatile organic compounds (VOCs) using a photoionization detector (PID). One (1) subsurface soil sample will be collected from each borehole from the interval exhibiting the highest concentration of total VOCs, and/or visual or olfactory evidence of impact. If visual or olfactory and/or PID screening do not indicate evidence of impact, then the sample will be collected from the interval immediately above the soil/bedrock interface. The soil/bedrock interface is not anticipated to exceed 10 feet BLS at the site.

After collection, each of the soil samples will be placed on ice and submitted via overnight courier to Environmental Testing Laboratories, Inc. (ETL) of Farmingdale, New York, a New York State Department of Health certified laboratory, for analysis. Each of the soil samples will be analyzed for VOCs via EPA method SW846-8260; semi-volatile organic compounds (base neutrals and acid extractables) via EPA method SW846-8270; polychlorinated biphenyls (PCBs) via EPA method SW846-8080, and Resource Conservation and Recovery Act (RCRA) metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver).

The area in the vicinity of the free-standing electrical transformer located on the southern portion of the property shows evidence of surficial staining and the unit is apparently in poor condition. Based upon our visual inspection of the area, four (4) additional surficial soil samples will be collected in proximity to this transformer and be analyzed for PCBs only.

2.3 Monitoring Well Installation

The purpose of monitoring well installation is to evaluate the hydraulic characteristics of the subsurface and to provide an evaluation of groundwater quality beneath the site. Based on the observed presence of a relatively thin soil cover, and bedrock in North Chuctanunda Creek, an appreciable water bearing zone within the unconsolidated soils overlying bedrock is not anticipated. As such, Tyree proposes installation of 12 shallow bedrock monitoring wells throughout the site at the locations shown in Figure 3. Six (6) locations are proposed on the north side of North Chuctanunda Creek, and an additional six (6) locations are proposed on the south side of the Creek. Groundwater

flow is anticipated to discharge into North Chuctanunda Creek, located centrally on the property. As such, monitoring well locations were selected around the perimeter of the property to provide upgradient groundwater quality in proximity to Lyon Street on the north, and adjacent businesses to the south. Well locations were also selected at various locations adjacent to North Chuctanunda Creek to evaluate groundwater quality in areas that are anticipated to be hydraulically downgradient of former manufacturing buildings which were destroyed by previous fires.

Each proposed monitoring well will be installed at selected soil boring locations using a truck mounted air hammer rig. If necessary, access improvements at the proposed well locations may be necessary in order to facilitate a truck mounted air hammer rig. The air hammer is a rotary drilling method which utilizes compressed air to activate a down hole hammer that breaks and crushes the drilled bedrock. Air is utilized as a drilling fluid to cool the drill bit, and to lift the rock cuttings to the surface.

Bedrock monitoring wells will be installed at selected soil boring locations by advancing a 6.0-inch diameter rock socket approximately 5.0 feet into bedrock. After removing all cuttings from the rock socket, an appropriate length of 4.0-inch inside diameter (I.D.) steel casing will be installed and grouted into place with a cement/bentonite mixture. After allowing 24-hours for the grout mixture to set, a 4.0-inch diameter borehole will be advanced approximately 10 feet below the first water-bearing zone. After reaching total depth, drill cuttings will be evacuated from the borehole, and drilling tools removed. Two (2.0) inch I.D. number 20 slot schedule 40 PVC well screen will subsequently be installed within the borehole. The annular space around the well screen will be backfilled with an appropriate sand pack, sealed with bentonite, and grouted to the surface. Each well will subsequently be developed in order to remove formational silts and turbidity, and finished with a locking well cap.

In the event that a water bearing zone is not observed within the interval 25 feet below the rock socket, the borehole will be terminated. Each "dry" borehole will be finished with a locking cap, and be monitored periodically for the presence of groundwater. Tyree does not anticipate any of the bedrock monitoring wells to exceed 40 feet in depth.

2.4 Test Pits

The purpose of test pitting is to attempt to locate transformers which may have inadvertently been buried in this area during previous fires and/or demolition activities. This area is believed to be adjacent to the west side of Building No. 36. Based on the abundance of demolition debris in this area, it may be necessary to conduct the test pitting with a track mounted excavator. As shown on Figure 4, approximately five (5) test pits will be conducted in this area. If transformers are found, the test pit will be backfilled, and the location labeled and staked. Transformers will be addressed at a later date.

Soils encountered in the test pits will be logged with respect to visual/olfactory characteristics, and the soil materials identified according to the Unified Soil Classification System. Soils will also be screened for concentrations of total VOCs using a PID. One (1) subsurface soil sample will be collected from each test pit from the interval exhibiting staining and/or elevated total VOC concentrations, or from immediately above the soil/bedrock interface if the soils do not indicate evidence of impact. After collection, each of the soil samples will be placed on ice and submitted via overnight courier to ETL and be analyzed for VOCs via EPA method SW846-8260; semi-volatile organic compounds (base neutrals and acid extractables) via EPA method SW846-8270; PCBs via EPA method SW846-8080, and RCRA metals.

2.5 Sediment and Surface Water Sampling

The purpose of sediment and surface water sampling is to evaluate sediment and surface water quality of North Chuctanunda Creek upstream, within, and downstream of those areas where dyes, acids, and other chemical compounds were either stored or disposed. The sediment sampling proposed consists of 10 locations on the former Mohasco property, and one (1) location upstream of Forest Avenue (Figure 5). Surface water samples are also proposed at the three (3) locations shown in Figure 5.

Sediment/surface water samples will be collected beginning at the downstream locations and proceed upstream. A variety of sampling appliances are anticipated for the collection of sediments. These include sampling trowels, augers and/or dredges where appropriate. Surface water samples will be collected directly from the Creek. After collection, each of the sediment/surface water samples will be placed on ice and submitted via overnight courier to ETL and be analyzed for VOCs via EPA method SW846-8260; semi-volatile organic compounds (base neutrals and acid extractables) via EPA method

SW846-8270; PCBs via EPA method SW846-8080, and RCRA metals. Metals analysis on the three (3) surface water samples will be on a raw (unfiltered) sample.

2.6 Groundwater Sampling

The purpose of groundwater sampling is to evaluate groundwater quality beneath the site. Groundwater sampling will commence by first measuring the depth to water in each of the 12 site monitoring wells, and determining the volume of standing water in casing storage. After evacuating a minimum of three (3) volumes of standing water from each well using dedicated sampling equipment, groundwater samples will be collected, placed on ice, and submitted via overnight courier to ETL. Groundwater samples will be analyzed for VOCs via EPA method SW846-8260; semi-volatile organic compounds (base neutrals and acid extractables) via EPA method SW846-8270; PCBs via EPA method SW846-8080, and RCRA metals. Metals analysis will be on a raw (unfiltered) sample.

2.7 Site Survey

Upon completion of the field work, a licensed New York State land surveyor will be provided to survey the relative top of casing elevations of the newly installed monitoring wells, surface elevations of the soil borings, and other pertinent locations. Additionally, the surveyor will locate and establish a site benchmark relative to the National Geodetic Datum (NGD) of 1929. From this information, a base map will be prepared to identify all sampling locations. Additionally, monitoring well top of casing and ground surface elevations, and soil boring surface elevations will be determined. The survey data will also be utilized to prepare a detailed groundwater contour map to assist in the determination of apparent groundwater flow direction beneath the former Mohasco facility.

2.8 Site Investigation Report

A Site Investigation Report (SIR) will be generated upon completion of the field work and receipt of the complete laboratory analytical reports. The report will consist of a section summarizing procedures used, and analytical results of the soil, groundwater, surface water and sediment samples. Analytical results will be compared to state standards or guidelines for the compounds analyzed. Attachments to the report will include the soil boring and monitoring well installation logs, laboratory analytical reports, and sampling locations annotated on a site map.

Member
The Tyree Organization

3.0 PROJECT ESTIMATE

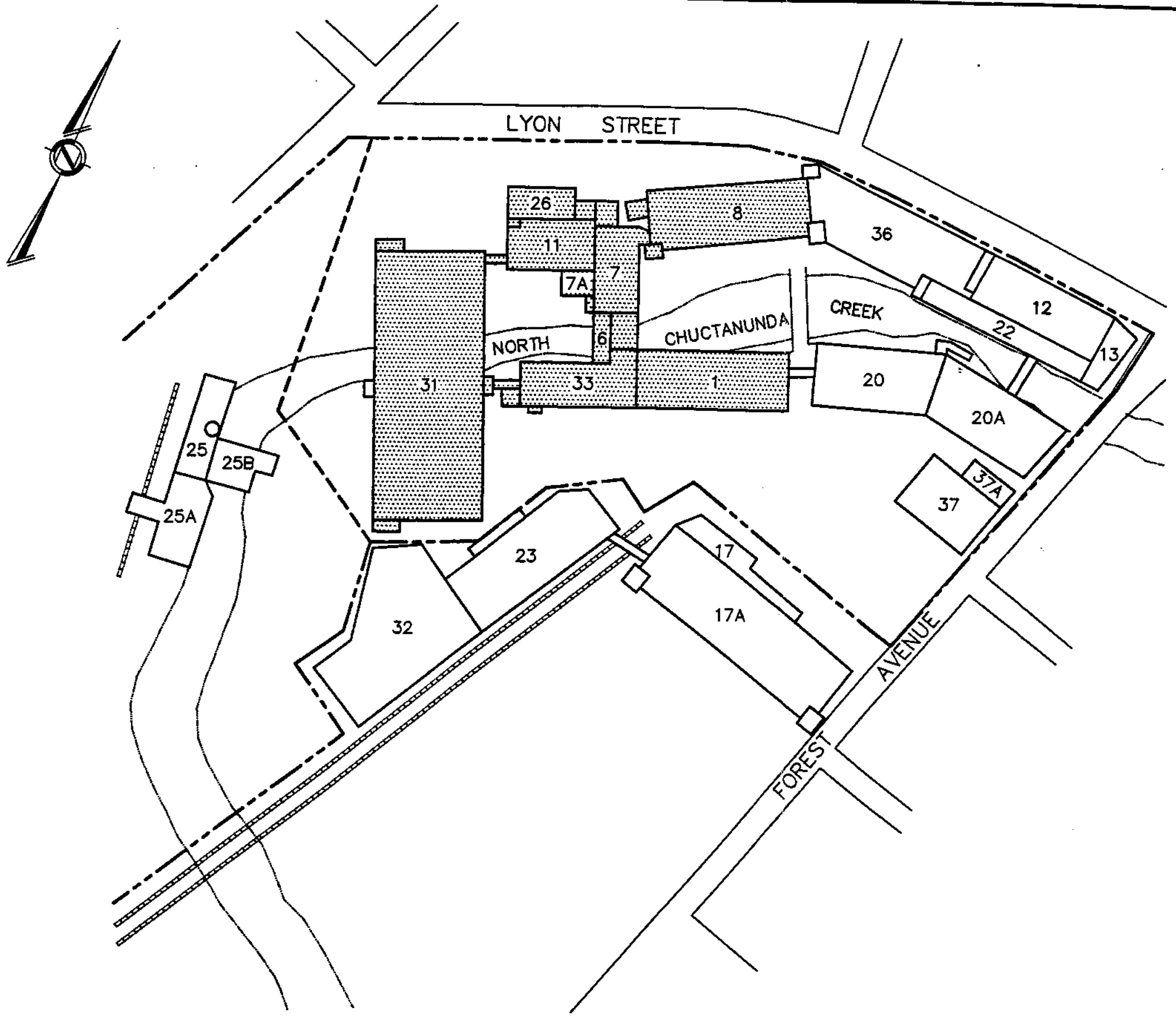
A cost estimate for the proposed scope of work is included below. The costs are based on our understanding of the scope of work required for this site investigation. The estimate does not include costs related to waste transportation or disposal.

TABLE 1
PROJECT ESTIMATE
Phase II Site Investigation
Former Mohasco Facility
Forest Avenue & Lyon Street
Amsterdam, New York

• Health and Safety Plan	$ 3,060.00
• Soil Boring Installation	$ 36,496.12
• Monitoring Well Installation	$ 74,028.12
• Test Pits	$ 7,192.94
• Sediment & Surface Water Sampling	$ 6,782.35
• Groundwater Sampling	$ 6,047.06
• Site Survey	$ 15,670.59
• Laboratory Analytical Work	$ 89,326.59
• Site Investigation Report	$ 20,601.41
TOTAL:	**$ 259,205.18**

Tyree will perform the work described on a time and materials price of **$ 259,205.18.**

Member
The Tyree Organization



LEGEND

DENOTES BUILDING WAS SEVERELY DAMAGED BY FIRE IN AUGUST 1992

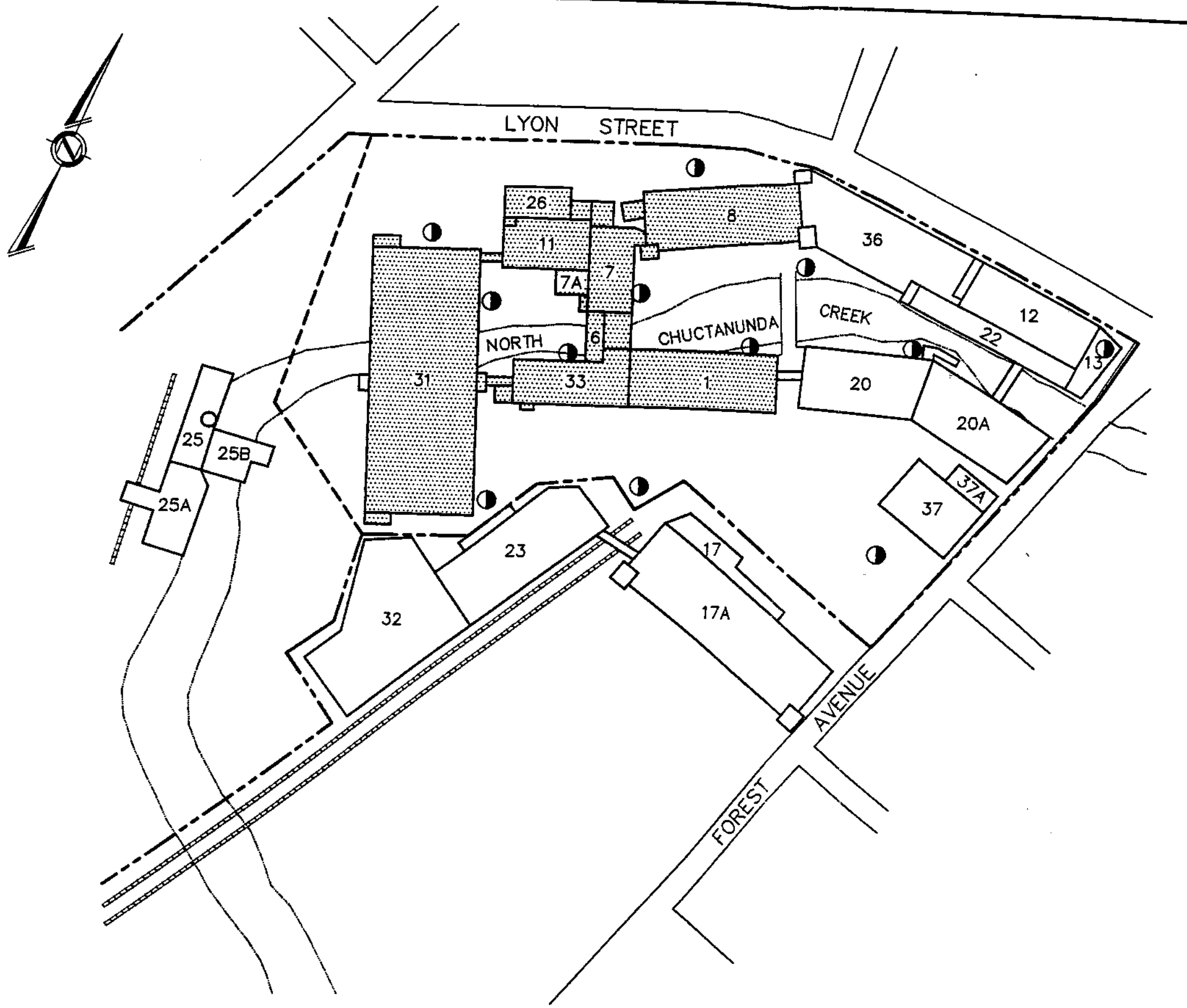
DENOTES WESTERN LIMIT OF SITE INVESTIGATION

TYREE ORGANIZATION, Ltd.

TITLE

SITE MAP

SITE: FORMER MOHASCO SITE	SCALE:
LOCATION: FOREST AVE & LYON ST AMSTERDAM, NEW YORK	NONE
CLIENT:	PLATE:
	FIGURE 1



LEGEND

DENOTES BUILDING WAS SEVERELY DAMAGED BY FIRE IN AUGUST 1992

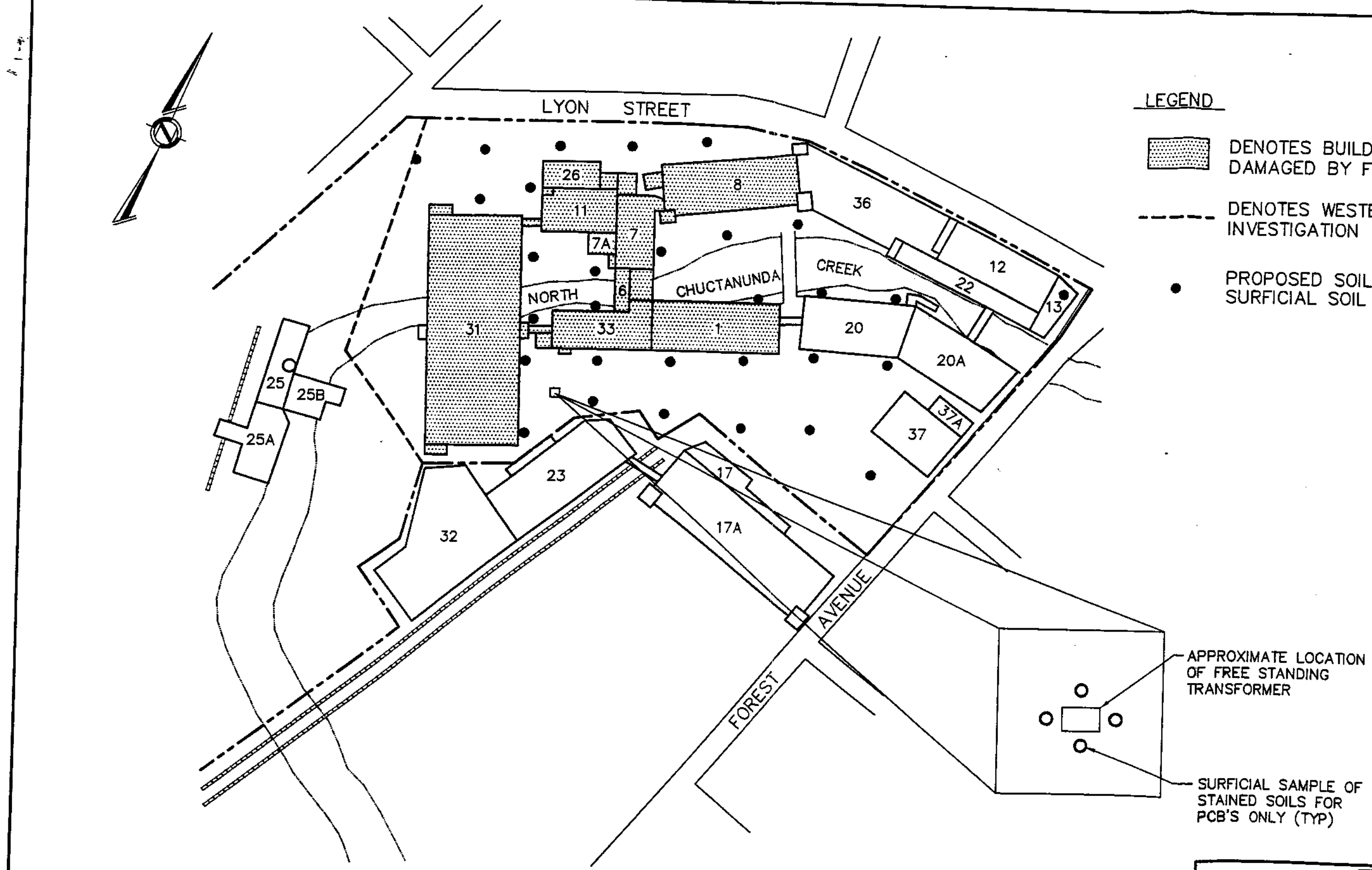
DENOTES WESTERN LIMIT OF SITE INVESTIGATION

PROPOSED BEDROCK MONITORING WELL

TYREE ORGANIZATION, Ltd.

TITLE: PROPOSED MONITORING WELL LOCATIONS

SITE:	FORMER MOHASCO SITE	SCALE:
LOCATION:	FOREST AVE & LYON ST AMSTERDAM, NEW YORK	NONE



LEGEND

DENOTES BUILDING WAS SEVERELY DAMAGED BY FIRE IN AUGUST 1992

DENOTES WESTERN LIMIT OF SITE INVESTIGATION

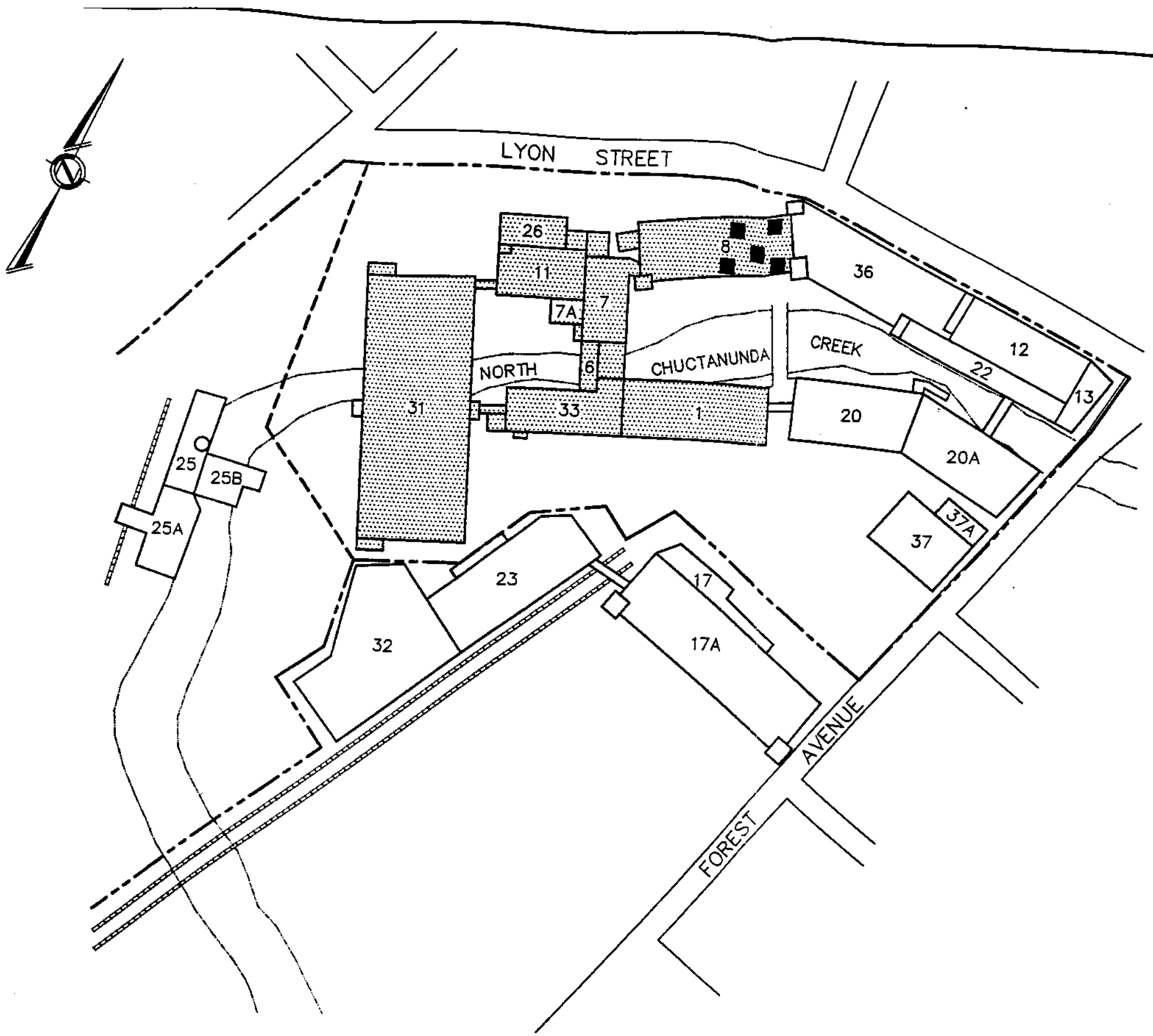
PROPOSED SOIL BORING AND SURFICIAL SOIL SAMPLING LOCATION

TYREE ORGANIZATION, Ltd.

TITLE: PROPOSED SOIL BORING & SURFICIAL SOIL SAMPLING LOCATIONS

SITE: FORMER MOHASCO SITE
LOCATION: FOREST AVE & LYON ST
AMSTERDAM, NEW YORK
CLIENT:

SCALE: NONE
PLATE:



LEGEND

DENOTES BUILDING WAS SEVERELY DAMAGED BY FIRE IN AUGUST 1992

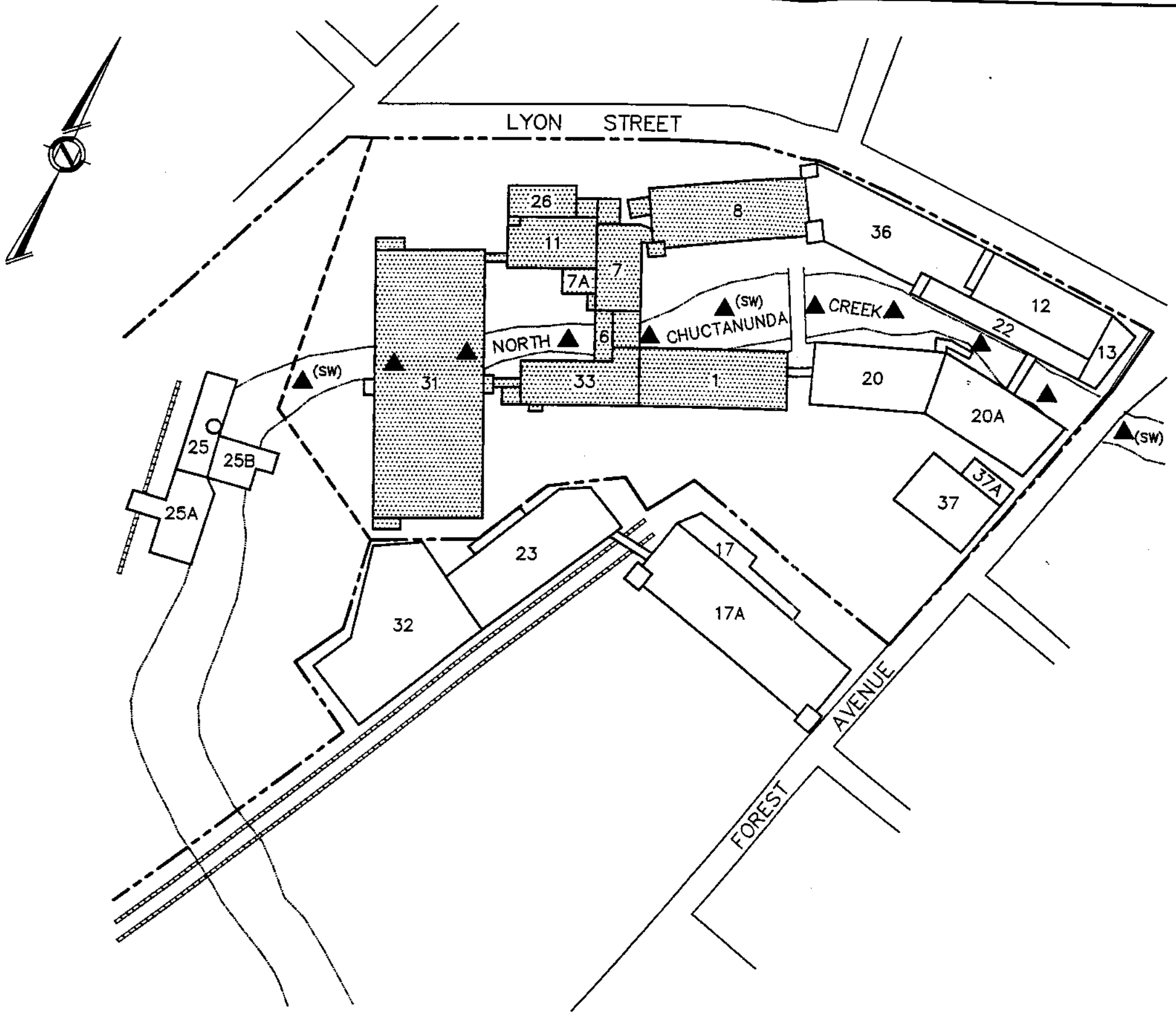
DENOTES WESTERN LIMIT OF SITE INVESTIGATION

PROPOSED TEST PIT LOCATION

TYREE ORGANIZATION, Ltd.

TITLE: PROPOSED TEST PIT LOCATIONS

SITE: FORMER MOHASCO SITE
LOCATION: FOREST AVE & LYON ST
AMSTERDAM, NEW YORK
CLIENT:
SCALE: NONE
PLATE:



LEGEND

- DENOTES BUILDING WAS SEVERELY DAMAGED BY FIRE IN AUGUST 1992
- DENOTES WESTERN LIMIT OF SITE INVESTIGATION
- ▲ PROPOSED SEDIMENT SAMPLE LOCATION
- ▲(SW) PROPOSED SEDIMENT AND SURFACE WATER SAMPLE LOCATION

TYREE ORGANIZATION, Ltd.

TITLE: PROPOSED SEDIMENT AND SURFACE WATER SAMPLING LOCATIONS

SITE:	FORMER MOHASCO SITE	SCALE:
LOCATION:	FOREST AVE & LYON ST AMSTERDAM, NEW YORK	NONE
CLIENT:		PLATE:
DRW BY: RJS	DATE: 10/16/97	FIGURE 5

ATTACHMENT 1

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
ENVIRONMENTAL RESTORATION PROJECTS-TITLE 5

CHECKLIST FOR APPLICATION COMPLETENESS REVIEW

MUNICIPALITY: C/ Amsterdam SITE NAME: Mohasco Complex

PROJECT TYPE: Investigation X Remediation ____

1. Applicant is a municipality -a local public authority or public benefit corporation, a county, city, town, village, school district, supervisory district, district corporation, improvement district within a county, city, town or village, or Indian nation or tribe recognized by the state or the United States with a reservation wholly or partly within the boundaries of NYS, or any combination thereof. YES X NO __

2. Municipality currently owns the property. YES X NO __
   If yes, is proof of ownership included with application? Yes __ No Committed

3. Project's purpose is to investigate or remediate hazardous substances located on the property. YES X NO __

4. Application form certification is signed (original signature) and dated. YES X NO __

5. Includes acceptable Resolution and Certificate of Recording Officer with original signatures. YES X NO __

6. Property is not listed as a Class 1 or 2 site on the Registry of Inactive Hazardous Waste Sites (need property's latitude and longitude from application). YES X NO __

7. Proposed schedule shows field work will begin within 12 months of application approval. YES X NO __

8. Estimated project cost is included. TOTAL = $ 259,205 YES X NO __
   SHC = $ 194,404

9. Complete project description is included: YES X NO __
   - ☒ Purpose and Scope
   - ☒ Environmental History
   - ☒ Future Use
   - ☒ Project Cost
   - ☒ Other Funding
   - ☒ How Project Satisfies Criteria

For Remediation applications:

11. Part 2 of application is complete. YES __ NO __

12. SEQR Findings Statement or Negative Declaration included YES __ NO __

DATE RECEIVED: 10/20/97 DATE COMPLETE: 10/20/97 REVIEWER: DWP 12/9/97

Comments:

ELIGIBLE & COMPLETE

Clean Water/Clean Air Bond Act
Brownfields Projects
City of Amsterdam

For more information:
Erin Harzinski
Community Development and Grants Assistant
(518) 842-5011

THE CITY OF AMSTERDAM

OFFICE OF THE MAYOR

John M. Duchessi, Jr.
Mayor

Patricia J. Loucks
Administrative Assistant

City Hall
61 Church Street
Amsterdam, New York 12010

Telephone 518-841-4311
Fax 518-842-9064

1997

October 15, 1997

Michael O'Toole, Jr.
NYS Department of Environmental Conservation
Division of Environmental Remediation
50 Wolf Road
Room 260A
Albany, NY 12233-7010

Dear Mr. O'Toole,

On behalf of the City of Amsterdam, I am pleased to submit this application for funding through the 1996 Clean Water/Clean Air Bond Act's Brownfield Program. Our city recognizes the importance of cleaning up environmentally hazardous sites, and we are anxious to begin work as soon as possible. The first step in the site clean up, and the step for which we are seeking funding, is the environmental site investigation.

The site for which we seek funding, the Mohasco Complex, has been a blight on the city for several years. Long used as a carpet manufacturing plant, many dangerous chemicals may still exist at the site. Bleaches, lead dyes, and acids were all used on a daily basis for over 80 years. Asbestos is known to be on the premises, and the presence of PCBs is widely suspected. Several old transformers remain on site. These transformers have not been tested for PCBs, but because of their age, it is believed that they are contaminated. Several transformers are missing. Locating them and dealing with any PCB contamination they may have caused is a priority. We look to the environmental site investigation to tell us what hazards exist at the site, and what we need to do to remediate the site.

After the investigation and remediation, we plan to redevelop the site to make it suitable for offices, factories, and warehousing. The Amsterdam Industrial Development Agency, under the auspices of the City's Department of Community and Economic Development, has agreed to aggressively market the site to potential tenants/owners. We have a plan for redevelopment and the staff to make it a reality. This site holds a great deal of promise for the City of Amsterdam.

Once the site is redeveloped, the benefit to the state will be enormous. With the potential to create up to 400 new jobs, the state will spend less money on unemployment benefits and will collect more income and property taxes. Everyone wins when industry thrives.

In closing, I urge you to look favorably upon this application. Our site is in dire need of an environmental investigation, and Amsterdam is ready and willing to redevelop and market the property. Please do not hesitate to contact me if I can provide any further information.

Sincerely,

John M. Duchessi, Jr.
Mayor

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ATTACHMENT 1 - APPLICATION FORM

PRECISION
Industrial Maintenance, Inc

October 16, 1997

Karl Gustafson
Administrative Director
Amsterdam Urban Renewal Agency
61 Church Street
Amsterdam, New York 12010

Re: Mohasco Site

Dear Mr. Gustafson,

Precision Industrial Maintenance, Inc. (PIM) is pleased to provide you with this proposal for a Phase II assessment of the above referenced location.

The Phase II assessment is estimated to take three weeks for on site work. The final report will be completed approximately three to five weeks from the last day on site. PIM will utilize Alpha Earth for some on site work and geology. Alpha Earth is the firm that performed the original Phase I Assessment in May of 1995 and has a great degree of knowledge pertaining to this site.

Several locations will be sampled throughout the site. All areas inside remaining buildings and outside will be closely addressed for any environmental concerns. The Phase II report will include drawings, sample locations, sample results, recommendations, remedial plan and estimated costs to remediate the site. The laboratory analysis provided in the report will be performed by a state and federal certified environmental laboratory.

Various methods of gaining soil and groundwater samples will be performed on this site. PIM will have a Certified Geologist/Hydrogeologist on site at all times to determine locations and oversee soil and groundwater sampling.

A fully equipped vehicle mounted Geoprobe unit will be on site to collect soil samples in areas where there is no bedrock. The Geoprobe equipped vehicle will be utilized only in areas that are accessible for this unit. We will utilize other sampling methods, as follows, for areas of bedrock and limited access.

Drive points will be done manually in limited access areas using a slide hammer and retrieval jack. Depth of sampling will be limited using this method.

In building locations such as basements or limited access areas a remote probe unit will be utilized.

Multi-purpose drill rig will be utilized for sampling groundwater in bedrock areas.

An excavator/backhoe will dig test pits and look for the PCB transformers that are buried under the rubble. We will also sample in these areas.

There will be field screening equipment on site such as Drager chemical specific testing tubes and Photoionization Meter to screen soils from test pits or drill cuttings.

All supplies and materials such as PPE, new drums (for drill cuttings, rinsate, contaminated debris, etc.), sample containers, decon pad, pressure washer, and grout will be supplied by PIM.

PIM will also conduct a walkthrough of the buildings and sample drums, ballasts, lights and any other potential areas of contamination or suspect hazardous material.

The total estimated cost to perform the above tasks is $ 125,000.00.

If you have any questions or would like additional information please feel free to call me at (518) 346-5800.

Sincerely,

Lynne Farrell
Project Manager

MAXIM
TECHNOLOGIES INC

October 15, 1997

Amsterdam Urban Renewal Agency
City Hall
61 Church Street
Amsterdam, New York 12010

Attention: Karl Gustafson
Administrative Director

Reference: Site Characterization Investigation
Former Mohasco Mill Site
Forest Avenue & Lyon Street
Amsterdam, New York
Maxim Proposal No. PA-97-0500

Gentlemen:

As requested by the Amsterdam Urban Renewal Agency on October 14, 1997, Maxim Technologies of New York, Inc. (Maxim), formerly Empire Soils Investigations, Inc., is pleased to submit this preliminary quotation for services at the former Mohasco Mill Site. Our scope of services has been formulated to meet the requirements of NYSDEC "Brownfields" technical guidance documents for site characterization.

Scope of Services

Maxim proposes to conduct site characterization, beyond that completed to date by others, through supplemental research and fieldwork which will consist of the following tasks.

Task 1 Assemble existing and supplemental information into a single reference document which will address in summary form the history of the site, with emphasis on the types and potential locations of materials used and wastes generated and/or disposed of at the Mohasco Mill. Maxim will review existing investigative reports relative to the site, and will conduct a detailed reconnaissance of the site inclusive of the interior of safely-accessible structures and the contents thereof. Included within Task 1 would be geologic mapping of bedrock outcrops in the vicinity of the site, in order to assess potential preferred contaminant migration pathways through that medium (orientation of fractures, bedding, etc.).

Task 2 Prepare a "Proposed Work Plan". The Proposed Work Plan would contain a synopsis of the findings of Task 1 and would describe in detail the fieldwork considered necessary to address environmental concerns revealed by background research. The Proposed Work Plan may include recommendations for interim remedial measures to address specific immediate environmental concerns, if such were to be disclosed by Task 1. A work plan "Draft" would be reviewed with the Amsterdam Urban Renewal Agency, with a "Final Draft" then submitted to the NYSDEC for review, comment and finalization prior to initiating any fieldwork.

Task 3 Parallel with development of the Proposed Work Plan, Maxim would prepare a site-specific Health and Safety Plan (HASP) for use in subsequent fieldwork, as required by OSHA for operations at known or suspected hazardous waste sites. The HASP would identify potential contaminants present at the site, instrumentation to be employed to detect and monitor those contaminants, contaminant exposure routes, and mitigative safety measures to be taken in the event those contaminants were to be encountered at the work locations. Included within the HASP, if necessary, would be measures to limit public access to areas of the site wherein contaminants might be present.

Task 4A Conduct a subsurface investigation of the site. The primary intent of this subsurface investigation would be to assess the potential for contaminants associated with historical site utilization to be present in environmental media. Accordingly, full on-site or off-site delineation of the three-dimensional extent of any contamination which may be present will not be a goal of the subsurface investigation. This investigation would involve the drilling and installation of an estimated eight to ten groundwater monitor wells at specific locations to be determined through the Proposed Work Plan process. Monitor well depths are presently estimated to be 25 feet each, with the wells being installed within the bedrock which underlies the site. If warranted on the basis of site research, monitor wells may be installed within (beneath) existing structures if feasible, employing portable equipment.

Task 4B As part of the characterization of the site's subsurface conditions, test pits would be excavated in filled areas and other areas of potential concern in order to examine conditions at a scale larger than that afforded by conventional test drilling. In view of the likely presence of heavy fill and significant structural foundation remains, it is currently anticipated that test pits would be completed with a tracked excavator. Logging of conditions at each test pit location would be performed by a geologist from Maxim's environmental staff. All test pits would be backfilled to existing surrounding grades upon their completion, using the excavated material.

Task 5 During the fieldwork involved in Tasks 4A and 4B, provide a full-time on-site safety officer who will be responsible for implementation of the HASP.

Task 6 Recover samples of environmental media for appropriate laboratory analyses. Material expected to be sampled and analyzed includes soil, fill, streambed sediment and groundwater. Sampling is expected to occur during monitor well installation work, test pit excavation, and as discrete sampling episodes on an as-needed basis (streambed and building contents). Expansion of the sampling and analysis program to include such items as electrical transformer oil, drummed wastes, or other media may also occur, based upon the results of the initial site reconnaissance to identify such additional media. In view of the industrial nature of the Mohasco Mill Site, extensive employment of USEPA "Priority Pollutant" scans would be made. These laboratory protocols target a wide range of volatile and semivolatile organic compounds such as petroleum hydrocarbons, coal tar constituents and industrial solvents. In addition, environmental media samples would be analyzed for the possible presence of heavy metals and polychlorinated biphenyls (PCBs). While not all samples are anticipated to be tested for all parameters, a sufficient number of samples of the various media would be analyzed to provide both an overview of site conditions and an evaluation of specific localized areas of concern (such as electrical transformer locations, drummed waste disposal areas, etc.).

Task 7 Prepare and submit to the Amsterdam Urban Renewal Agency a "Draft" report of findings of the fieldwork. The report would contain a discussion of investigative methodologies used for the study, sampling and analysis protocols, monitor well and test pit completion records, appropriate drawings and photographs, laboratory analysis results, comparison of analytical data to applicable soil and water quality standards, and general recommendations regarding remedial alternatives for any environmental concerns which may be revealed on the basis of the fieldwork. After review of the draft site investigation report by the Amsterdam Urban Renewal Agency, a "Final Draft" of the document would be submitted to the NYSDEC for review and comment.

Maxim's schedule of fees for the services outlined above is presented within the accompanying "Budget Estimate". At this time, a detailed unit fee breakdown of costs and estimated work quantities is considered premature; as a result, our fee schedule presents anticipated total cost ranges for each of the overall work tasks described above, together with a range of total project costs.

We appreciate the opportunity afforded us by the Amsterdam Urban Renewal Agency to submit this proposal, and we look forward to being of service on this and future projects. If you have any questions regarding this scope of service and cost estimate, feel free to contact our office.

Respectfully submitted,

MAXIM TECHNOLOGIES OF NEW YORK, INC.

Ronald Ausburn, CPG
Project Manager

Joseph Tario, P.E.
Branch Manager

BUDGET ESTIMATE - SITE CHARACTERIZATION

MOHASCO MILL SITE, AMSTERDAM, NEW YORK

Task 1:	Research and Site Reconnaissance	$ 2,000 - $ 2,500
Task 2:	Prepare "Proposed Work Plan"	$ 2,000 - $ 2,250
Task 3:	Prepare Health and Safety Plan	$ 800 - $ 1,000
Task 4A:	Monitor Well Installation	$ 7,000 - $ 10,000
Task 4B:	Test Pit Excavation	$ 1,900 - $ 2,100
Task 5:	Safety Officer/Site Supervisor	$ 5,000 - $ 7,000
Task 6:	Sampling and Laboratory Analyses	$ 7,000 - $ 11,000
Task 7:	Report Preparation	$ 3,000 - $ 4,000
	ESTIMATED TOTAL FEE RANGE	**$ 28,700 - $ 39,850**

ATTACHMENT 6 - SUPPORT LETTERS

HUGH T. FARLEY
44TH DISTRICT
MAJORITY WHIP
CHAIRMAN
COMMITTEE ON BANKS
CHAIRMAN
SELECT COMMITTEE ON
INTERSTATE COOPERATION
CHAIRMAN
SUBCOMMITTEE ON LIBRARIES

THE SENATE
STATE OF NEW YORK

ROOM 413
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
(518) 455-2181
COMMITTEE ASSIGNMENTS
AGING - BANKS
ENVIRONMENTAL CONSERVATION
ETHICS - HEALTH
FINANCE
JUDICIARY - RULES
RACING, GAMING AND WAGERING

October 17, 1997

The Honorable John M. Duchessi, Jr.
Mayor, City of Amsterdam
City Hall
61 Church Street
Amsterdam, New York 12010

Dear Mayor Duchessi:

I am pleased to write in support of the City of Amsterdam's application for a grant under the Clean Air/Clean Water Bond Act of 1996. I understand that you have applied for funding to conduct an environmental site investigation of the Mohasco Complex. This proposal represents an important first step in dealing with this site, to be followed by remediation and redevelopment.

The current condition of the old Mohasco carpet mill industrial complex raises environmental concerns and is an impediment to economic development. There are serious questions and concerns about what chemicals may have been dumped into the creek or spilled onto the soil. Lead, bleaches, acids and fuel may be present, posing a threat to the environment. Some believe there may also be PCB contamination because of all the old transformers that remain on the property.

A State grant would enable the City to determine the scope of the problem and undertake appropriate clean up activities. This would, in turn, open up this site for future economic development. The Mohasco Complex has the potential to once again be a prime location for business activities.

I applaud your efforts and hope that your application will receive positive consideration from the State. Please do not hesitate to contact me if I can be of any further assistance.

Best regards.

Cordially,

Hugh T. Farley

Hugh T. Farley
Senator

HTF:EDE

Amsterdam Industrial Development Agency

61 Church Street, Amsterdam, New York 12010
518/842-5011
FAX 518/843-2862

October 15, 1997

Mayor Duchessi
61 Church Street
Amsterdam, NY 12010

Dear Mayor Duchessi,

On behalf of AIDA, it is my pleasure to write this letter supporting your grant application for funding under the Clean Air/Clean Water Bond Act of 1996. I understand that you are seeking funding to do an environmental site investigation of the Mohasco Complex. I also understand that this is the first step in a three step plan; the other steps being remediation and redevelopment.

The Mohasco Complex is currently a blight on the City of Amsterdam. Aesthetically, something needs to be done about the site. The rubble and dilapidated buildings are an eyesore. More importantly, though, is the contamination factor. Since carpets used to be manufactured there, who knows what chemicals were dumped into the creek or spilled onto the soil. Lead, bleaches, acids, and fuel most likely have done significant damage to the soil and water supply. It is also a common belief that there is PCB contamination because of all the old transformers that remain on the property. AIDA is fully supportive of the site investigation. The City should definitely know what contamination exists at the site and then begin clean up.

After the clean up, I would be excited to see some redevelopment of the site. The useable portions of the remaining buildings should be overhauled, and new buildings should be built to replace the demolished ones. The site should be aggressively marketed and attracting industry should be a priority. This agency is in the position to redevelop and market this property. We would be very agreeable to taking on the role of site marketer.

I applaud your efforts and hope you get funding to perform the site investigation. Please do not hesitate to contact me if there is anything I can do.

Sincerely,

Gary Greco
Chairman

AMSTERDAM URBAN RENEWAL AGENCY

City Hall
61 Church Street
Amsterdam, New York 12010
(518) 843-5190

October 15, 1997

Mayor Duchessi
61 Church Street
Amsterdam, NY 12010

Dear Mayor Duchessi,

On behalf of the Urban Renewal Agency, it is my pleasure to write this letter supporting your grant application for funding under the Clean Air/Clean Water Bond Act of 1996. I understand that you are seeking funding to do an environmental site investigation of the Mohasco Complex. I also understand that this is the first step in a three step plan; the other steps being remediation and redevelopment.

The Mohasco Complex is currently a blight on the City of Amsterdam. Aesthetically, something needs to be done about the site. The rubble and dilapidated buildings are an eyesore. More importantly, though, is the contamination factor. Since carpets used to be manufactured there, who knows what chemicals were dumped into the creek or spilled onto the soil. Lead, bleaches, acids, and fuel most likely have done significant damage to the soil and water supply. It is also a common belief that there is PCB contamination because of all the old transformers that remain on the property. Urban Renewal is fully supportive of the site investigation. The City should definitely know what contamination exists at the site and then begin clean up.

After the clean up, I would be excited to see some redevelopment of the site. The useable portions of the remaining buildings should be overhauled, and new buildings should be built to replace the demolished ones. The site should be aggressively marketed and attracting industry should be a priority.

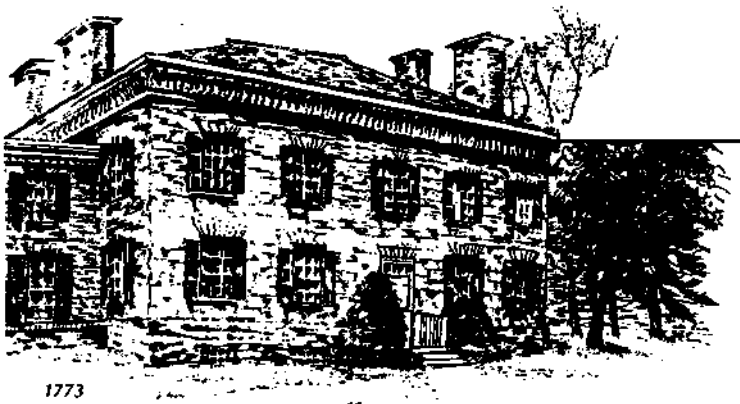
I applaud your efforts and hope you get funding to perform the site investigation. Please do not hesitate to contact me if there is anything I can do.

Sincerely,

Ronald S. Tecler

Dr. Ronald S. Tecler
Chairman

EQUAL HOUSING OPPORTUNITY



1773

MONTGOMERY COUNTY
CHAMBER of COMMERCE
• Founded 1884 •
at Guy Park Manor

October 15, 1997

Mayor John Duchessi
City of Amsterdam
City Hall, 61 Church Street
Amsterdam, NY 12010

Dear Mayor Duchessi:

On behalf of the Montgomery County Chamber of Commerce, it is my pleasure to write this letter supporting your grant application for funding under the Clean Air/Clean Water Bond Act of 1996. I understand that you are seeking funding to do an environmental site investigation of the Mohasco Complex. I also understand that this is the first step in a three-step plan; the other steps being remediation and redevelopment.

The Mohasco Complex is currently a blight on the City of Amsterdam. Aesthetically, something needs to the done about the site. The rubble and dilapidated buildings are an eyesore. More importantly, though, is the contamination factor. Since carpets used to be manufactured there, who knows what chemicals were dumped into the creek or spilled onto the soil? Lead, bleaches, acids, and fuel most likely have done significant damage to the soil and water supply. It is also a common belief that there is PCB contamination because of all the old transformers that remain on the property. The Chamber is fully supportive of the site investigation. The City should definitely know what contamination exists at the site and then begin cleanup.

After the cleanup, I would be excited to see some redevelopment of the site. The useable portions of the remaining buildings should be overhauled, and new buildings should be built to replace the demolished ones. The site should be aggressively marketed and attracting industry should be a priority.

I applaud your efforts and hope you get funding to perform the site investigation. Please do not hesitate to contact me if there is anything I can do.

Sincerely,

Maria L. Fibiger

MLF/laf

Maria L. Fibiger
Interim Director

PO Box 309 ◆ Amsterdam, New York 12010 1-800-743-7337 • TEL (518) 842-8200 • FAX (518) 843-8327



MONTGOMERY COUNTY
CHAMBER *of* COMMERCE
• Founded 1884 •
at Guy Park Manor

October 15, 1997

Mayor John Duchessi
City of Amsterdam
City Hall, 61 Church Street
Amsterdam, NY 12010

Dear Mayor Duchessi:

On behalf of the Downtown Association for Business, it is my pleasure to write this letter supporting your grant application for funding under the Clean Air/Clean Water Bond Act of 1996. I understand that you are seeking funding to do an environmental site investigation of the Mohasco Complex. I also understand that this is the first step in a three-step plan; the other steps being remediation and redevelopment.

The Mohasco Complex is currently a blight on the City of Amsterdam. Aesthetically, something needs to the done about the site. The rubble and dilapidated buildings are an eyesore. More importantly, though, is the contamination factor. Since carpets used to be manufactured there, who knows what chemicals were dumped into the creek or spilled onto the soil? Lead, bleaches, acids, and fuel most likely have done significant damage to the soil and water supply. It is also a common belief that there is PCB contamination because of all the old transformers that remain on the property. The Downtown Association for Business is fully supportive of the site investigation. The City should definitely know what contamination exists at the site and then begin cleanup.

After the cleanup, I would be excited to see some redevelopment of the site. The useable portions of the remaining buildings should be overhauled, and new buildings should be built to replace the demolished ones. The site should be aggressively marketed and attracting industry should be a priority.

I applaud your efforts and hope you get funding to perform the site investigation. Please do not hesitate to contact me if there is anything I can do.

Sincerely,

Cornelio Catena, Co-Chair
Downtown Association for Business

CC/laf

PO Box 309 ◆ Amsterdam, New York 12010 1-800-743-7337 • TEL (518) 842-8200 • FAX (518) 843-8327

ATTACHMENT 7 - PHASE 1

PHASE 1

ENVIRONMENTAL SITE ASSESSMENT

FORMER MOHASCO SITE

FOREST AVENUE & LYON STREET

AMSTERDAM, NEW YORK

Completed for

Amsterdam Industrial Development Agency (AIDA)
City Hall
61 Church Street
Amsterdam, New York 12010

Completed by

ALPHA EARTH, INC.
10 Sussex Road
Glenmont, New York 12077

May 2, 1995

AE Project No. E95106

PHASE 1

ENVIRONMENTAL SITE ASSESSMENT

FORMER MOHASCO SITE

FOREST AVENUE & LYON STREET

AMSTERDAM, NEW YORK

Completed for

Amsterdam Industrial Development Agency (AIDA)
City Hall
61 Church Street
Amsterdam, New York 12010

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ALPHA EARTH, INC.
10 Sussex Road
Glenmont, New York 12077

Eric Eslinger, Ph.D. 5-2-95
President *date*

Jacqueline A. Smith 5/2/95
Project Geologist *date*

AE Project No. E95106

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Summary

Alpha Earth, Inc. has performed a Phase 1 environmental site assessment of the developed portion of the 21.6-acre former Mohasco site located at the corner of Forest Avenue and Lyon Street, City of Amsterdam, Montgomery County, New York, on behalf of the Amsterdam Industrial Development Association (AIDA). The site is currently owned by the City of Amsterdam. The site is zoned commercial. The site includes several vacant buildings and the ruins of several additional buildings destroyed by arson in 1992. All of the buildings were once part of a large carpet-manufacturing complex.

The site straddles North Chuctanunda Creek. The site generally slopes down gently from northeast to southwest, following the path of North Chuctanunda Creek, but the west bank of North Chuctanunda Creek rises steeply toward Locust Avenue to the west.

The subject site is bordered on the north by Lyon Street, on the east by Forest Avenue, on the west by Locust Avenue, and on the south by Esquire Novelty Corp., The Noteworthy Company, and residential properties. Esquire Novelty Corp. and The Noteworthy Co. occupy warehouses and manufacturing buildings adjacent to the south and southeast portions of the site that were once part of the Mohasco complex. Residential properties, a tavern, and a parking lot are located across Lyon Street from the site. A Getty gas station (Amsterdam Carburetor & Electric), residential properties, and a tavern are located across Forest Avenue from the site. Residential properties are located across Locust Avenue from the site. The site is approximately 0.75 mile northeast of downtown Amsterdam. The north bank of the Mohawk River is approximately 1.25 miles southwest of the site.

Before the 1992 fire that destroyed about half of the buildings, the site included sixteen major numbered buildings, most of which adjoined at least one other numbered building. The fire and subsequent demolition operations resulted in the loss of the eight buildings located closest to the center of the developed portion of the site. Consequently, the site includes a large central and northern area covered with construction and demolition debris, building foundations, and remaining walls. Standing buildings are located in the northeast and southwest corners of the site. Much of the site on the south and east side of North Chuctanunda Creek is paved; the steep west bank of the creek is unpaved and vegetated.

Development in the site vicinity is primarily residential, with some industrial development along Forest Avenue. Amsterdam has been known as a mill town since the nineteenth century, with the carpet industry dominating the manufacturing industries. The site was occupied by knitting and carpet-weaving mills for approximately 100 years.

The subject site was inspected by Alpha Earth personnel on March 27 and April 24, 1995. The remaining buildings at the site include buildings 12, 13, 22, 36, 20, 20-A, 37 (37 and 37-A), and 25 (25, 25-A, and 25-B). Buildings that were destroyed during or after the 1992 fire include buildings 1, 6, 7 (7 and 7A), 8, 11, 26, 31, and 33.

At the time of the site inspection, the standing buildings shared in common the following potential environmental hazards: suspected asbestos-containing material (ACM) in insulation and building materials such as floor tiles, possible lead-based paint, and fluorescent light ballasts that may contain PCBs. In addition, transformers that may contain PCBs are present in several locations at the site (e.g., Building 25, Building 20/20A, near the ruins of Building 33). Drums that currently or formerly contained corrosive chemicals are located in Building 22. A large, outdoor aboveground storage tank that was reportedly used to store fuel oil remains in place near the power house. The amount of oil that may be in the tank is not known. The ruins of the buildings destroyed

by fire consist mainly of piles of metal and masonry, and were not inspected for safety reasons.

The carpet-making partnership of Howgate, McCleary, Wallin, and Crouse was formed in 1886. By 1903, building acquisitions and new construction had occurred, and the partnership had been reorganized as McCleary, Wallin & Crouse (Donlon, 1980). On August 2, 1920, McCleary, Wallin & Crouse Co. merged with Shuttleworth Brothers Co. (which operated a carpet mill adjacent to the Mohawk River) to form Mohawk Carpet Mills, Inc. In 1956, Mohawk Carpet Mills, Inc., and Alexander Smith Carpet Co. of Yonkers, New York, merged and reorganized as Mohasco Industries.

In the 1950s, carpet-making methods changed such that the multi-storied Mohasco mill buildings were no longer suitable for the most prevalent manufacturing processes. Mohasco carpet production shifted to plants in the south. Also during this period, wool gave way to synthetic materials as the primary raw material for carpet-making. By 1978, carpets were no longer manufactured in Amsterdam except in small test quantities. However, the corporate headquarters for Mohasco Industries remained at the subject site until 1987 or thereabouts.

In January 1984, Mohasco Corporation sold the site to Kalman Companies Inc. of San Francisco (as Kalman Amsterdam), but continued to lease space at the site from Kalman. In June 1987, Thomas B. Constantino, founder of The Noteworthy Co., Inc., bought the subject site, including sixteen buildings, from Kalman Companies. Mr. Constantino died in September 1989. In January 1992, his trustees sold the site to Nizmeister Realty Corp.

On August 29, 1992, arsonists hired by the owner of Nizmeister Realty ignited fires that resulted in the destruction of about half of the buildings at the site. At the time of the fire, much of the warehouse and manufacturing space at the site was empty. Buildings 1, 33, and 12/13 were partially occupied. Tenants at the time of the fire included Dorp Salvage (salvaged equipment and lighting fixtures) in Building 1, Clearvue Resource Management (recycled plastic) in Building 33, Advertising Products Inc. in the main office building (Building 12/13), and Covell's Upholstery in a storage area attached to the main office building (Building 12/13).

The site was damaged further by June 1994 fires in Building 31 and 25. The fire in Building 31 was sufficiently large to cause the walls to collapse. The fire in Building 25 involved straw that was present in the building and was not extensive.

On December 23, 1994, Kim Brumley, the City of Amsterdam Controller, sold the site to the City of Amsterdam following foreclosure of tax liens. The site is currently unoccupied.

Robert Long, a Plant Engineer at the site from 1949 to 1967, provided the following information regarding work practices at the site under Mohawk Carpet Mills and Mohasco Industries. There were no gasoline or other underground storage tanks at the site during the time that Mr. Long worked there. Mr. Long oversaw the installation of both the aboveground fuel oil storage tank and the outdoor transformer substation at the power house. The power house used coal and fuel oil to generate energy. Two men worked full time wetting and applying asbestos at the site. Various chemicals were used at the site. In the basement of the skein dye house, sulfuric acid (H_2SO_4) was stored in overhead tanks. Waste sulfuric acid was dumped into the creek for disposal, as was waste dyes (after first being mixed with water). There were no water wells at the site. Water from North Chuctanunda Creek was used as a supplement for City water for the sprinkler system. Chlorine was used to treat the creek water in case it got into the City water.

Carson Thompson worked in the laboratory of the Technical Department from 1945 to 1982. Mr. Thompson worked mainly with materials used in processing carpet itself, such as latex. He did not recall any specific chemical spills associated with his department. Mr. Thompson did not work directly with the operation of the dye houses, but he recalled that typical dye chemicals were used. These included sulfuric acid, acetic acid, hydrogen peroxide, hydrosulfites, and some metalized dyes.

Standard New York State Department of Environmental Conservation (DEC) and USEPA lists of hazardous waste disposal sites, hazardous substance waste disposal sites, solid waste facilities, and Superfund sites do not list the subject site or any sites within a half-mile radius of the subject site. The site is not included in the current DEC list of large quantity hazardous waste generators. Esquire Novelty Corp., Guardian Photo at 300 Forest Avenue, and The Noteworthy Co. and Planters Lifesavers Amsterdam at 336 Forest Avenue (adjacent to the site) are listed as RCRA small quantity generators in a database searched by Vista Environmental Information, Inc. No acutely hazardous wastes are included in the waste streams of these facilities. No violations have been recorded at these facilities. The Mohasco Corporation at 57 Lyon Street is included in the RCRA database as a verified, fully regulated generator in compliance and with no violations. No waste stream is listed.

According to the records of the Petroleum Bulk Storage (PBS) Unit at DEC, there are no registered petroleum bulk storage tanks at the subject site. The aboveground 100,320-gallon tank that was reportedly used to store fuel oil for the power house is not registered. Registered petroleum underground storage tanks are located at Esquire Novelty Corp. in Building 17 adjacent to the south side of the subject site (tank is temporarily closed), Amsterdam Carburetor & Electric (Getty gas station) located across Forest Avenue from the northeast corner of the site, and SFTD Service Center is located approximately one-quarter mile south of (and downhill from) the site. No spills have been reported at any of these sites.

According to the DEC Chemical Bulk Storage (CBS) Facility Data File, there are no registered chemical bulk storage tanks at the subject site or at any sites within one-half mile of the subject site.

A review of the DEC listing of the active and inactive (closed) oil and hazardous material spills in Amsterdam indicated that one spill has been recorded at the subject site since DEC instituted the spill-reporting program in the mid-1980s. Three additional spills that are classified as closed have been reported at locations within one-half mile of the subject site. There are no active spills at or within one-half mile of the site.

The spill reported at the subject site was the 8/29/92 fire (spill #9206226). No specific materials were known to have been spilled. The resource affected by the spill was the air. The spill was classified as cleaned and as closed on 4/2/93.

Of the three closed spills reported within one-half mile of the site, the closest was a 1991 spill at The Noteworthy Co. on Forest Avenue. The spill involved 30 gallons of #6 fuel oil that were spilled on land as a result of vandalism. The spill was classified as cleaned on 11/26/91 and as closed on 1/13/92.

Bedrock at and around the site is classified as limestone. Surficial deposits overlying bedrock at and around the site are classified by the New York State Geological Survey as absent or less than one meter thick. There are no classified wetlands areas at or adjacent to the subject site. The depth to groundwater and the groundwater flow direction at the site are not known with certainty. However, it is likely that shallow groundwater at the site

flows along the bedrock surface toward North Chuctanunda Creek in a slightly downstream (southerly) direction.

We make the following recommendations for the site.

1. The aboveground storage tank is not in use and does not meet current NYS DEC PBS requirements for aboveground storage tanks (6 NYCRR Parts 612, 613, and 614). The secondary containment area is estimated as roughly 30,000 gallons, which is far less than the 110% required by current regulations. The tank should be closed in accordance with the PBS requirements (Part 613.9). This will entail determining whether the tank is empty, removing any product that remains in the tank, rendering the tank free of vapors, sealing the tank, and stenciling the close date on the side of the tank.

2. The chemical drums and can of resin solution in the bottom floor of Building 22 should be removed for proper disposal by workers trained in handling and disposal of hazardous wastes.

3. Because of the age of the site, it is likely that some or all of the transformers at the site contain PCB oil. A request for information regarding the PCB content of the transformers has been sent to General Electric Company. In the absence of information to the contrary, all of the transformers should be assumed to contain PCB oil, and should be handled and disposed of accordingly. Some of the transformers at the power house show signs of leakage and should be removed.

4. Most fluorescent light ballasts manufactured prior to 1979 contain PCBs (FulCircle Ballast Recyclers, 1995). The ballasts for light fixtures in the standing buildings at the site were not accessible during the site inspection. However, it is likely that at least some of them contain PCBs, and because of the fire at the site, it is also likely that at least some of them are leaking. The ballasts should be inspected, and those that contain (or are suspected to contain) PCBs should be removed. Proper health, safety, and hazardous waste handling and disposal procedures should be followed.

5. In light of the possibility that leakage or spillage has occurred in some areas of the site, it is our opinion that selected soil sampling should be performed, particularly if excavation of old foundations, or excavation for new foundations, is to be done. Areas of concern include the following: the area around the aboveground fuel oil storage tank; the areas around outdoor transformers that are on the ground; the bed of North Chuctanunda Creek at and downstream from the dye house where dyes and acids were dumped; and on and near the sites where dyes were used or stored. Such sampling ideally would be done with a mobile augering unit. If access is not physically possible for a mobile unit, shallow hand-augered or hand-dug samples could be collected. Analytes for analysis would be chosen based on the specific sampling location, but would likely include one or more of: fuel oil hydrocarbon compounds, PCBs, and heavy metals. In some locations, any such sampling might best be accomplished after cleanup of the brick and steel rubble covering the surface.

6. Perform asbestos and lead sampling at the site (as planned).

Introduction

Alpha Earth, Inc. has performed a Phase 1 environmental site assessment of the developed portion of the 21.6-acre former Mohasco site located at the corner of Forest Avenue and Lyon Street, City of Amsterdam, Montgomery County, New York, on behalf of the Amsterdam Industrial Development Association (AIDA). The site is currently owned by the City of Amsterdam. The site includes several vacant buildings and the ruins of several additional buildings destroyed by arson in 1992. All of the buildings were once part of a large carpet-manufacturing complex.

Site Setting

The subject site is an irregularly shaped, 21.6-acre parcel located on the west side of Forest Avenue and the south side of Lyon Street in the City of Amsterdam, Montgomery County, New York. When the site was operating as a carpet manufacturing facility, the main office was designated as 57 Lyon Street. The site is zoned commercial. The site straddles North Chuctanunda Creek. The site generally slopes down gently from northeast to southwest, following the path of North Chuctanunda Creek, but the west bank of North Chuctanunda Creek rises steeply toward Locust Avenue to the west near the southwest corner of the site. Figure 1 shows the location of the site and the buildings that existed before the 1992 fire, the location of North Chuctanunda Creek, the surrounding area, and the topography.

The subject site is bordered on the north by Lyon Street, on the east by Forest Avenue, on the west by Locust Avenue, and on the south by Esquire Novelty Corp., The Noteworthy Company, and residential properties. Esquire Novelty Corp. occupies a multi-story building adjacent to the south side of the site that was once part of the Mohasco complex. The Noteworthy Co. occupies several warehouses and manufacturing buildings adjacent to the south and southeast portions of the site; these buildings were also once part of the Mohasco complex. Residential properties, a tavern, and a parking lot are located across Lyon Street from the site. A Getty gas station (Amsterdam Carburetor & Electric), residential properties, and a tavern are located across Forest Avenue from the site. Residential properties are located across Locust Avenue from the site. The site is approximately 0.75 mile northeast of downtown Amsterdam. The north bank of the Mohawk River is approximately 1.25 miles southwest of the site. A railroad line runs approximately north-south from Esquire Novelties to the main railroad line located adjacent to the north bank of the Mohawk River. The locations of Locust Avenue, Forest Avenue, the Mohawk River, and the railroad lines can be seen on Figure 1.

Before the 1992 fire that destroyed about half of the buildings, the site included sixteen major numbered buildings, most of which adjoined at least one other numbered building. The fire and subsequent demolition operations resulted in the loss of the eight buildings located closest to the center of the developed portion of the site. Consequently, the site includes a large central and northern area covered with construction and demolition debris, building foundations, and remaining walls. Standing buildings are located in the northeast and southwest corners of the site. Much of the site on the south and east side of North Chuctanunda Creek is paved; the steep west bank of the creek is unpaved and vegetated. Figure 2 is a site plan adapted from an AIDA marketing brochure produced before the 1992 fire. Buildings that were severely damaged in the fire are marked with an X.

The Real Property Tax Department of Montgomery County has designated the subject site as part of tax lot 40.13-4-23.12, a parcel of 21.6 acres. According to the current tax rolls, the site is owned by Nizmeister Realty Corp., although the most recently recorded deed indicates that the site is currently owned by the City of Amsterdam following foreclosure of

tax liens for delinquent taxes on the part of Nizmeister Realty Corp. Figure 3, which is a copy of the portion of Real Property Tax Map 40.13 that includes the subject site, shows the locations of the site, Lyon Street, Forest Avenue, Locust Avenue, the railroad line, and neighboring properties. Esquire Novelty Corp. (Forest Avenue Joint Ventures) owns lot 27. The Noteworthy Co. owns lot 26. Lot 23.11 is a right-of-way owned by the estate of Thomas Constantino, founder of The Noteworthy Co. The Getty gas station occupies lot 32, at the southeast corner of the intersection of Lyon Street and Forest Avenue.

Development in the site vicinity is primarily residential, with some industrial development along Forest Avenue. Amsterdam has been known as a mill town since the nineteenth century, with the carpet industry dominating the manufacturing industries. The site was occupied by knitting and carpet-weaving mills for approximately 100 years.

Site Inspection

The subject site was inspected by Alpha Earth personnel on March 27 and April 24, 1995. The site consists of a 21.6-acre parcel of land occupied by eight standing buildings, the ruins of other buildings, North Chuctanunda Creek, the vegetated western bank of the creek, a railroad trestle, parking areas, and driveways.

At the time of the site inspection, potential environmental liabilities at the site included suspected asbestos-containing material in the standing buildings, possible leaded paint in the buildings, possible PCB-bearing transformers in several of the buildings and on the grounds, possible PCB-bearing ballasts in fluorescent light fixtures, a 100,000-gallon aboveground petroleum storage tank and attached lines and pumping equipment, the contents of three coal-burning furnaces in the power house, and miscellaneous drums and containers of chemicals in the buildings.

As Figure 2 shows, the remaining buildings at the site include buildings 12, 13, 22, 36, 20, 20-A, 37 (37 and 37-A), and 25 (25, 25-A, and 25-B). Buildings that were destroyed during or after the 1992 fire include buildings 1, 6, 7 (7 and 7A), 8, 11, 26, 31, and 33. Buildings that were removed prior to the fire include buildings 2, 3, 4, 5, 8A, 9, 10, 14, 15, 16, 18, 19, and 21.

Photos 1A and 1B show a panoramic view of the site looking east, south, and west from the southwest corner of Building 36. The combined field of view is approximately 180°.

Figure 10 is a portion of the 1972 Sanborn fire insurance map for the site. When the 1972 map was prepared, the site was occupied by Mohasco Industries, a carpet manufacturing firm. Figure 10 shows the function of each of the existing and destroyed buildings in 1972. The following table summarizes the information available regarding the main function of each of the buildings at the site under Mohasco and the current status of the buildings.

Building No.	Function under Mohasco	Current Status
1	Weave Mill	Burned 1992
2	Weave Mill	Removed 1911-1926
3	Weave Mill	Removed 1972-1992
4	Dry Room	Replaced by 33 1911-1926

Building No.	Function under Mohasco	Current Status
5	Dye House	Replaced by 33 1911-1926
6	Dye House	Burned 1992
7, 7A	Dye House	Burned 1992
8	Factory Building	Burned 1992
8A	Shipping/Waste Storage Building	Removed 1950-1972
9	Engine House	Replaced by 36 1921
10	Boiler House	Replaced by 36 1921
11	Dye Room	Burned 1992
12	**Offices**	**Standing**
13	**Offices**	**Standing**
14	Storehouse	Replaced by 20A 1911-1926
15	Wheel House	Replaced by 20A 1911-1926
16	Smithy	Removed 1911-1926
18	Mill Building	Removed 1972-1992
19	Mill Building	Removed 1972-1992
20	**Weave Mill**	**Standing**
20A	**Weaving and Finishing Building**	**Standing**
21	Yarn House	Removed 1972-1992
22	**Offices, Boiler Room**	**Standing**
25, 25A, 25B	**Power House**	**Standing**
26	Storage	Burned 1992
31	Spinning Mill	Burned 1992 and 1994
33	Weave Mill	Burned 1992
35	**One room attached to 20/20A**	**Standing**
36	**Weaving and Finishing Building**	**Standing**
37	**Cafeteria**	**Standing**
37A	**Guest House (Auditorium)**	**Standing**

Because of fire and water damage, access to the standing buildings was limited. AE personnel inspected as much of each building as possible, starting with Building 36 and working south to finish with Building 25.

Building 36

Photo 2 shows the south side of Building 36 as seen from the roof of Building 20A (the southwest corner of Building 22 is also visible). Building 36 has six floors, including the basement. All six floors and the roof were accessible. Fire damage from direct flames is limited to the west end of the building, where Building 36 was attached to Building 8,

which was destroyed in the 1992 fire (Photo 1B). Evidence of heat damage is present throughout Building 36 (e.g., melted plastic ceiling panels, shattered glass). Water damage is widespread. Standing water was present in the basement and locally elsewhere in the building, especially in hallways. Building 36 was almost completely empty of furniture and equipment.

Potential environmental hazards in Building 36 include suspected asbestos-containing material (ACM), possible lead-based paint, and possible PCB-bearing ballasts for fluorescent light fixtures. Suspected ACM is present in pipe insulation throughout the building (Photos 7 and 9), in floor tiles and adhesive present on several floors (Photo 8), and in acoustic ceiling tiles present on several floors. Much of the interior of Building 36 is painted. Because of the age of the building (nearly 75 years), it is possible that many of the painted surfaces have at least one layer of lead-based paint. Fluorescent lights are present in the building, but the fixtures were not accessible for inspection (Photos 8 and 9).

Buildings 12 and 13

Buildings 12 and 13 are adjoining and will be treated as a unit ("Building 12/13") here. Building 12/13 adjoins Building 36 at its west end, but apparently only one set of doors on each floor link the buildings. Building 12/13 has four floors, including the basement. Parts of all four floors were accessible, but the roof was not accessible. Fire damage from direct flames was not observed. Only minimal evidence of heat damage was observed. Water damage is widespread. Standing water was present in the basement and locally elsewhere in the building, especially in hallways. In several places (especially on Floor 3), holes go completely through the floor and underlying ceiling. Some rooms in Building 12/13 are partially furnished with office furniture, and some rooms have boxes of paper materials covering much of the floor (Photo 10).

Potential environmental hazards in Building 12/13 include suspected asbestos-containing material (ACM), possible lead-based paint, a possible transformer that may contain PCB oil, and possible PCB-bearing ballasts for fluorescent light fixtures. Suspected ACM is present in pipe insulation throughout the building, in floor tiles and adhesive present on several floors, and in acoustic ceiling tiles present on several floors. Parts of the interior of Building 12/13 are painted. Because of the age of the building (over 100 years), it is possible that many of the painted surfaces have at least one layer of lead-based paint. The possible transformer is located on the roof of Building 12/13 and was observed from the roof of Building 20, approximately 50-75 feet away. Fluorescent lights are present in the building, but the fixtures were not accessible for inspection (Photo 10).

Building 22

Photo 3 shows the south side of Building 22 as seen from the iron bridge over North North Chuctanunda Creek near the northwest corner of Building 20. Building 22 adjoins the south side of Building 12/13 and a short section of the south side of Building 36. Building 22 has four floors; the bottom floor is below ground level only at the east end of the building. Parts of all four floors were accessible, but the roof was not accessible. Fire damage from direct flames and heat damage were not observed. Water damage is widespread. Standing water was present in the basement and locally elsewhere in the building, especially in hallways. The basement of Building 22 includes a boiler room that contains an uninsulated 1982 York-Shipley gas-fired boiler.

Potential environmental hazards in Building 22 include suspected asbestos-containing material (ACM), possible lead-based paint, possible PCB-bearing ballasts for fluorescent light fixtures, and drums and buckets of chemicals. Suspected ACM is present in pipe

insulation throughout the building, in floor tiles and adhesive present on several floors, in acoustic ceiling tiles present on several floors, and in insulation on the hot water tank attached to the boiler in the first-floor boiler room (Photo 11). Parts of the interior of Building 22 are painted. Because of the age of the building (over 100 years), it is possible that many of the painted surfaces have at least one layer of lead-based paint. Fluorescent lights are present in the building, but the fixtures were not accessible for inspection.

Five plastic barrels (some empty, some partly full) were present in the boiler room (Photo 12). Two of the barrels were on their sides and the rest were upright. The barrels were labeled NB-26, NB-46 water treatment (sodium sulfite), NB-53, and NB-93, respectively; one barrel lacked an identifying label. The barrel labeled NB-26 felt nearly full; the others felt empty or nearly empty. The labels indicate that the contents were products of Nutmeg Technologies Inc. of New Haven, Connecticut (203-777-7691). Material Safety Data Sheets (MSDS) for these products were obtained and are included as Appendix A. The MSDS provide guidelines for proper handling and disposal of these chemicals. According to the MSDS, NB-26 and NB-93 contain the hazardous ingredient potassium hydroxide (caustic potash), NB-46 contains no hazardous ingredients, and NB-53 contains the hazardous ingredient N,N-Diethylethanolamine. The unlabeled barrel was placarded with a "1760 Corrosive" warning, which indicates that the contents are corrosive and may cause burns to the skin or eyes on contact and may be harmful if inhaled (U.S. Department of Transportation, 1990). The room on the east side of the boiler room contained a 5-gallon can labeled as "Flammable Liquid 3 Resin solution with polyisocyanate and volatile solvent". The can felt nearly full. This material will probably require special handling and disposal procedures.

Buildings 20, 20A, and 35

Photo 1A shows the north side of Buildings 20 (right) and 20A (left); Building 35 is the one-story room with three windows visible between Buildings 20 and 20A and the creek. Photo 4 shows the south side of Building 20A. Buildings 20 and 20A are adjoining (the east wall of Building 20 and the west wall of Building 20A are shared) and they will be treated as a unit ("Building 20/20A") here. Building 20/20A is adjacent to the south side of North Chuctanunda Creek and the west side of Forest Avenue. Building 35 is a one-story, one-room building attached to the north side of Building 20/20A. The floor and walls of Building 35 are cracked as if the west end of Building 35 has dropped a foot or more. There are holes through the wooden roof and walls of Building 35. Building 20A has four floors; Building 20A has a partial fifth floor (Photo 1A). All four floors and the roof of Building 20A (but not 20) were accessible. Fire damage from direct flames was not observed. Only minimal evidence of heat damage was observed. Water damage is indicated by the presence of buckled wood floors over a large area of the building. Standing water or wet carpet was present locally throughout the building. One hole in the floor of the hallway on Floor 4 was observed. Much of Building 20/20A was empty, but part of Floor 3 was being used for storage of furniture and equipment.

Potential environmental hazards in Building 20/20A include suspected asbestos-containing material (ACM), possible lead-based paint, possible PCB-bearing ballasts for fluorescent light fixtures, and two transformers that may contain PCB oil. Suspected ACM is present in pipe insulation throughout the building (Photo 13), in insulation on an aboveground tank near the west end of Floor 1 (Photo 14), in floor tiles and adhesive present on several floors (Photo 16), in unidentified composite floor material on Floor 3, and in acoustic ceiling tiles present on several floors. Parts of the interior of Building 20/20A are painted. Because of the age of the building (over 75 years), it is possible that many of the painted surfaces have at least one layer of lead-based paint. Fluorescent lights are present in the building, but the fixtures were not accessible for inspection (Photos 13 and 16). The two

transformers are located on the roof of Building 20A. Plaques on the sides of the transformers indicate that they were manufactured by General Electric Company (GE). Information listed on the plaques (Appendix B) has been forwarded to GE with a request for further information regarding the potential PCB content of the transformers.

Buildings 37 and 37A

Photo 4 shows the south side of Building 37. Buildings 37 and 37A are adjoining (the south wall of Building 37A and the north wall of Building 37 are shared) and they will be treated as a unit ("Building 37/37A") here. Building 37/37A has one floor and a partial basement under the southeast corner of Building 37. The building was fully accessible. Fire and water damage appeared to be absent. Building 37/37A was almost completely empty of furniture and equipment.

Potential environmental hazards in Building 37/37A include suspected asbestos-containing material (ACM), possible lead-based paint, and possible PCB-bearing ballasts for fluorescent light fixtures. Suspected ACM is present in floor tiles and adhesive on the floor of Building 37 (Photo 17). Much of the interior of Building 37/37A is painted. Because of the age of the building (at least 45 years), it is possible that many of the painted surfaces have at least one layer of lead-based paint. Fluorescent lights are present in the building, but the fixtures were not accessible for inspection (Photo 17).

Unit Transformer Near Ruins of Building 33

A unit transformer stands on the south side of the ruins of Building 33 (Photo 18). Plaques on the sides of the transformers indicate that they were manufactured by General Electric Company. Information listed on the plaques (Appendix B) has been forwarded to GE with a request for further information regarding the potential PCB content of the transformers.

Buildings 25, 25A, and 25B

Photo 19 shows the east side of Buildings 25, 25A, and 25B, the former power house. Buildings 25, 25A, and 25B are three adjoining sections of the power house, and they will be treated as a unit ("Building 25") here. Building 25 straddles North Chuctanunda Creek near the southwest corner of the site. Building 25 has one to two floors, with high ceilings on both floors. Most of the building was accessible. Vandalism, littering, and occupancy by birds and animals have resulted in some minor damage to the building. The floor of the central room is littered with refractory bricks, apparently from a smoke stack that was removed from the roof of the central room prior to the 1992 fire. Fire and water damage were not obvious, if present. The interior space of Building 25 is largely occupied by furnaces, boilers, turbines, transformers, and ancillary equipment for power generation. Coal is piled near the two coal furnaces at the south end of the building. Railroad lines run from the south to, and along the west side of, the building on a trestle that terminates at the northwest corner of the building. A weathered wood-sided aboveground storage tank (possibly a water tank) approximately 15 to 20 feet in diameter is located near the northeast corner of the building. The wood-sided tank has vegetation growing on top of it.

Potential environmental hazards in and around Building 25 include suspected asbestos-containing material (ACM), furnace ash, pumping equipment for fuel oil, possible PCB-bearing ballasts for fluorescent light fixtures, transformers and capacitors that may contain PCB oil, and an aboveground storage tank.

Suspected ACM is present in insulation on numerous furnace components (Photo 20, in pipe insulation throughout the building (Photo 21), and in rigid panels littering the area behind the central part of the building (along the west side). Residual ash in the coal furnaces may require chemical testing before disposal. The pumping equipment that pumped fuel oil from the exterior aboveground storage tank to the interior of the power house shows signs of leakage (Photo 22). Fluorescent lights are present in the building, but the fixtures were not accessible for inspection. Four transformers and two transformers are located on the second floor of the easternmost section of the power house (Photo 23), one transformer is mounted on the east wall of the building, and six transformers and three capacitors are located in an out-of-service substation near the east side of the building (Photo 24). Plaques on the sides of all of the transformers and some of the capacitors indicate that they were manufactured by General Electric Company (some of the capacitors lacked plaques). Information listed on the plaques (Appendix B) has been forwarded to GE with a request for further information regarding the potential PCB content of the transformers.

There is an active Niagara Mohawk substation located east of the out-of-service substation. The active substation is fenced and the gate was padlocked at the time of the site inspection. The fence is visible at the far right in Photo 19.

A 100,320-gallon metal aboveground storage tank is located east of Building 25 (Photo 19). The tank is coated with a tar-like substance, which has peeled in places. No holes or dents were visible in the walls or top of the tank. Secondary containment is provided by an earthen berm (approximately two feet high) that surrounds the tank on four sides. The containment area is estimated at roughly 4,000 cubic feet, or roughly 30,000 gallons.

A plaque on the side of the aboveground tank provides the following information:

Nominal diameter: 26'10"
Nominal height: 24'
Nominal capacity: 100,320 gallons
Year: 1968
API Standard 650
Fabricated and erected by Massachusetts Engineering Co. Inc.
Certificate of Authority: No. 11

According to Robert Long, former Mohasco Plant Engineer, the tank was used to store fuel oil for power generation. The tank is not currently registered with the Petroleum Bulk Storage (PBS) Unit of New York State Department of Environmental Conservation (DEC). The amount of oil that might be present in the tank is not known.

Remains of Other Buildings

Much of the central and northern portion of the site is covered by the foundations and remains of the buildings that were destroyed in the 1992 fire. Photo 1B shows the ruins of many of the major buildings at the site: Buildings 1, 33, 31, the Dye House buildings (6, 7, 11, and 26), and 8. Photo 5 shows the remains of the Building 31, which was damaged in both the 1992 fire and a 1994 fire. Photo 6 shows the north sides of the ruins of Buildings 26 and 11. As can be seen in all of these photos, fire and subsequent demolition and investigation work have reduced these buildings to little more than piles of metal and masonry. For safety reasons, the ruins were not inspected.

Summary: Site Inspection

In summary, the standing buildings share in common the following potential environmental hazards: suspected ACM in insulation and building materials such as floor tiles, possible lead-based paint, and fluorescent light ballasts that may contain PCBs. In addition, transformers that may contain PCBs are present in several locations at the site (e.g., Building 25, Building 20/20A, near the ruins of Building 33). Drums that currently or formerly contained corrosive chemicals are located in Building 22. A large, outdoor aboveground storage tank that was reportedly used to store fuel oil remains in place near the power house. The amount of oil that may be in the tank is not known. No evidence of underground tanks was observed. The ruins of the buildings destroyed by fire consist mainly of piles of metal and masonry, and were not inspected for safety reasons.

Site History

Historical Land Use

According to *Amsterdam, New York, Annals of a Mill Town in the Mohawk Valley* by Hugh P. Donlon (1980), the carpet-making partnership of Howgate, McCleary, Wallin, and Crouse was formed in 1886. After an initial carpet-making effort in a mill in Fort Jackson (the mill burned after a few years), the partners took over "a former shoddy mill along the Chuctanunda in Rock City" at the subject site, and "the second effort was highly successful". The 1889 Board of Trade yearbook for Amsterdam contains a description of the "Howgate, McCleary, & Co." mills at Rockton [the section of Amsterdam in which the site is located]: a two-story main building of 144x30 feet; the wheel, winding and yarn rooms in a three-story building of 40x40 feet; office and dry room in a two-story building of 20x30 feet; and a boiler house of 30x40 feet.

By 1903, building acquisitions and new construction had occurred, and the partnership had been reorganized as McCleary, Wallin & Crouse (Donlon, 1980).

A July 1895 fire insurance map of the site produced by Sanborn Mapping and Geographic Information Service ("Sanborn") is reproduced as Figure 4. The 1895 map shows the McCleary, Wallin & Crouse Carpet Factory occupying several buildings in the approximate eventual location of Buildings 1 and 33. Seymour, Birch & Co. Red Star Knitting Co. is shown occupying several buildings in the approximate eventual location of Buildings 12, 13, and 22. Amsterdam Knitting Co. is shown occupying several buildings in the approximate eventual location of Buildings 20 and 20A. Mitchell Bros. Shoddy Mill occupies several small buildings in the approximate eventual location of the eastern half of Building 33. Residences and small outbuildings are shown occupying lots along Forest Avenue, First Avenue, and Second Avenue that are now occupied by large commercial buildings. Development along the west and north bank of North Chuctanunda Creek was limited to the Seymour, Birch & Co. mill.

A February 1901 Sanborn fire insurance map of the site is reproduced as Figure 5. The 1901 map shows the growth of the McCleary, Wallin & Crouse Carpet Factory. Five new buildings, which were eventually referred to as Buildings 1, 2, 3, 4, and 33, are shown. Seymour, Birch & Co. Red Star Knitting Co. and Amsterdam Knitting Co. had both become Eagle Knitting Co., with the former Seymour, Birch & Co. as the Red Star Mill and the former Amsterdam Knitting Co. as the Eagle Mill. Mitchell Bros. Shoddy Mill apparently lost a building.

A June 1906 Sanborn fire insurance map of the site is reproduced as Figure 6. The 1906 map shows the expansion of the McCleary, Wallin & Crouse Carpet Factory to include the former Eagle Knitting Co. and the construction of Buildings 7, 8, 9, 10, and 11. Building 17 was then under construction. The outline of the foundation for Building 18 is also shown. Mitchell Bros. Shoddy Mill appears unchanged.

An August 1911 Sanborn fire insurance map of the site is reproduced as Figure 7. The 1911 map shows the incorporation of Mitchell Bros. Shoddy Mill into the McCleary, Wallin & Crouse Carpet Factory. Buildings 8A (unnumbered), 17, 18, 19, 20, 21, and 22 are shown as completed. Building 23 is shown as planned for future construction. Railroad tracks of the A. C. & N. Railroad that terminate by Building 20 were first shown on the 1911 map.

On August 2, 1920, McCleary, Wallin & Crouse Co. merged with Shuttleworth Brothers Co. (which operated a carpet mill adjacent to the Mohawk River) to form Mohawk Carpet Mills, Inc. The Shuttleworths directed and managed the two mills.

A 1926 Sanborn fire insurance map of the site is reproduced as Figure 8. The 1926 map reflects the incorporation of Mohawk Carpet Mills, Inc. Buildings 17A, 20A, 23, 25, 25A, 26, 28, 31, 32, 34, 35, 36, and 37 had been completed since the preparation of the 1911 map. Building 20A, which adjoins Building 20, apparently replaced older storehouses left over from the Eagle Mill. Building 31 replaced the old shoddy mill. Building 33 apparently replaced Buildings 4, 5, and part of 6. Building 36, which was built in 1921, replaced Buildings 9 and 10 and some small outbuildings.

A 1950 Sanborn fire insurance map of the site is reproduced as Figure 9. The 1950 map shows the continued growth of Mohawk Carpet Mills, Inc. Buildings 39, 43, 44, and 45 had been completed since the preparation of the 1926 map, replacing smaller buildings (mainly dwellings) along Forest Avenue and Third Street. These buildings are not part of the subject site, but were part of the Mohasco complex.

In 1956, Mohawk Carpet Mills, Inc., and Alexander Smith Carpet Co. of Yonkers, New York, merged and reorganized as Mohasco Industries. The Shuttleworths continued to sit on the board of the company until 1980 (Donlon, 1980).

In the 1950s, carpet-making methods changed such that the multi-storied Mohasco mill buildings were no longer suitable for the most prevalent manufacturing processes. Mohasco carpet production shifted to plants in the south that were designed to accommodate machinery that occupied long, open spaces. Also during this period, wool gave way to synthetic materials as the primary raw material for carpet-making. By 1978, carpets were no longer manufactured in Amsterdam except in small test quantities. However, the corporate headquarters for Mohasco Industries remained at the subject site until 1987, according to articles in *The Recorder.*

A 1972 Sanborn fire insurance map of the site is reproduced as Figure 10. The 1972 map shows the site much as it appeared in 1950, except that the site is called Mohasco Industries and Building 8A is absent. As can be seen by comparing Figure 10 with Figure 2, Buildings 3, 18, 19, and 21 were removed between 1972 and 1992, prior to the 1992 fire.

In January 1984, Mohasco Corporation sold the site to Kalman Companies Inc. of San Francisco (as Kalman Amsterdam), but continued to lease space at the site from Kalman. In June 1987, Thomas B. Constantino, founder of The Noteworthy Co., Inc., bought the subject site, including sixteen buildings, from Kalman Companies. According to articles in *The Recorder*, Mr. Constantino planned to move some of Noteworthy's operation into the

complex and to attract new business to the site. At that time, most of the buildings had been closed for several years following Mohasco's relocation of the carpet manufacturing operations to other states. (Mohasco corporate headquarters were occupying only offices on Lyon Street).

Thomas Constantino died in September 1989. In January 1992, his trustees sold the site to Nizmeister Realty Corp.

On August 29, 1992, arsonists hired by the owner of Nizmeister Realty ignited fires that resulted in the destruction of about half of the buildings at the site. At the time of the fire, much of the warehouse and manufacturing space at the site was empty. Buildings 1, 33, and 12/13 were partially occupied. According to articles in *The Recorder*, tenants at the time of the fire included Dorp Salvage (salvaged equipment and lighting fixtures) in Building 1, Clearvue Resource Management (recycled plastic) in Building 33, Advertising Products Inc. in the main office building (Building 12/13), and Covell's Upholstery in a storage area attached to the main office building (Building 12/13).

The site was damaged further by June 1994 fires in Building 31 and 25. The fire in Building 31 was sufficiently large to cause the walls to collapse. The fire in Building 25 involved straw that was present in the building and was not extensive. A man pleaded guilty to setting the fires and is currently serving a sentence for the crime.

On December 23, 1994, Kim Brumley, the City of Amsterdam Controller, sold the site to the City of Amsterdam following foreclosure of tax liens. Nizmeister Realty Co. was delinquent for taxes for 1992 and 1993 for parcels 40.13-4-23.12 and -23.1. The site is currently unoccupied.

Historical Work Practices at the Site - Interviews with Former Employees

Robert Long

Robert Long was a Plant Engineer at the site from 1949 to 1967. He is a mechanical engineer by trade. Mr. Long provided the following information regarding work practices at the site under Mohawk Carpet Mills and Mohasco Industries.

There were no gasoline or other underground storage tanks at the site during the time that Mr. Long worked there. Mr. Long oversaw the installation of both the aboveground fuel oil storage tank and the outdoor transformer substation at the power house. The power house used coal and fuel oil to generate energy; water from the creek was used for cooling of turbines, but not for power generation. Coal ash was hauled from the site by truck for disposal; Mr. Long did not know the disposal location.

Two men worked full time wetting and applying asbestos at the site while Mr. Long was there. The water line, steam line, and smaller lines in the tunnel between the power house and one of the dye houses were among the items coated with asbestos during that time.

Various chemicals were used at the site. In the basement of the skein dye house, sulfuric acid (H_2SO_4) was stored in overhead tanks. Waste sulfuric acid was dumped into North Chuctanunda Creek for disposal over the years. Waste dyes were also dumped into the creek for disposal, after first being mixed with water.

There were no water wells at the site. Water from North Chuctanunda Creek was used as a supplement for City water for the sprinkler system. Chlorine was used to treat the creek water in case it got into the City water.

Carson Thompson

Carson Thompson worked in the laboratory of the Technical Department from 1945 to 1982. Mr. Thompson worked mainly with materials used in processing carpet itself, such as latex. He did not recall any specific chemical spills associated with his department.

Mr. Thompson did not work directly with the operation of the dye houses, but he recalled that typical dye chemicals were used. These included sulfuric acid, acetic acid, hydrogen peroxide, hydrosulfites, and some metalized dyes.

Deed Search

A deed search was conducted at the Montgomery County Clerk's office. According to the most recently recorded deed, the site is owned by the City of Amsterdam. Copies of selected deeds are included as Appendix B.

No deeds were found for the nineteenth-century purchases of portions of the site by Howgate, McCleary & Co., Mitchell Bros., Seymour, Birch & Co., and Amsterdam Knitting Co. Howgate, McCleary & Co. subsequently incorporated as McCleary, Wallin & Crouse. Between 1894 and 1920, numerous deeds were recorded for transactions in which McCleary, Wallin & Crouse received property. In the first of these deeds (recorded January 15, 1894), Josephine Howgate was the grantor and "William McCleary and others, Copartners, under firm name of McCleary, Wallin, and Crouse" were the grantees.

On August 2, 1920, McCleary, Wallin & Crouse and Shuttleworth Brothers Company merged and consolidated into a single corporation called Mohawk Carpet Mills, Inc. In the 36 years that followed, over 60 deeds were recorded in which Mohawk Carpet Mills, Inc. was named as grantee. Mohawk Carpet Mills, Inc. and Alexander Smith Carpet Co. of Yonkers merged and consolidated as Mohasco Industries (Mohasco Corporation) in 1956.

On January 6, 1984, Mohasco Corporation sold the site and additional property to Kalman Amsterdam. On June 11, 1987, Kalman Amsterdam sold the site and additional property to Thomas B. Constantino of The Noteworthy Company. Mr. Constantino died on September 25, 1989. On January 27, 1992, the trustees of a trust created under Mr. Constantino's will sold the site to Nizmeister Realty Corp.

The owner of Nizmeister Realty Corp., Nissim Mizrachi, was eventually arrested and convicted of arson and conspiracy for his role in the 1992 arson at the site. The site was one of the parcels on the City of Amsterdam's list of delinquent taxes for 1992 and 1993. The City of Amsterdam foreclosed on the site in June 1994 and obtained a judgement on December 13, 1994. On December 23, 1994, the City of Amsterdam Controller, Kim Brumley, conveyed the site to the City of Amsterdam, New York, the current owner of the site.

Hazardous and Solid Waste Disposal Sites

The DEC publication *Inactive Hazardous Waste Disposal Sites in New York, Volume 4* (April 1994), the DEC *Draft Hazardous Substance Waste Disposal Site Study* (December

1994), the DEC Division of Solid Waste *Facility Register* (February 1993), the USEPA National Priority List, and the USEPA Superfund list have been reviewed. These sources do not list the subject site or any sites within a half-mile radius of the subject site. There are only two listed hazardous waste disposal sites in Amsterdam: Browning Ferris (closed landfill) on Sand Pit Road and Ward Products on Edson Street. These two sites are both located over one-half mile away from the subject site. There are no listed hazardous substance waste disposal sites or Superfund sites in Amsterdam.

The DEC *1992 Hazardous Waste Report - Generation and Disposal of Hazardous Waste in New York State* (July 1994) lists five hazardous (large quantity) waste generators in Amsterdam: Gem Urethane Corp. on Park Drive, Niagara Mohawk on Route 5S, Northcountry Express Lube on Route 30N, The Noteworthy Company at Elk St and Vrooman Avenue, and the NYS Thruway Authority Amsterdam Maintenance Facility on Route 30S at Interchange 27. These facilities are at least one-half mile from the subject site. The subject site is not listed. There are no Treatment, Storage, and Disposal Facilities (TSDF) in Montgomery County.

A review of environmental databases by Vista Environmental Information, Inc., found the following facilities listed as RCRA small quantity generators: Esquire Novelty Corp. in Building 17, Guardian Photo at 300 Forest Avenue, and The Noteworthy Co. and Planters Lifesavers Amsterdam at 336 Forest Avenue (adjacent to the site). The waste stream for Esquire Novelty Corp. is listed as ignitable waste and spent non-halogen ignitable solvents, neither acutely hazardous. No violations have been recorded. The waste stream for Guardian Photo is listed as spent halogenated degreasing solvents, not acutely hazardous. No violations have been recorded. The waste stream for The Noteworthy Co. is listed as ignitable waste, not acutely hazardous. No violations have been recorded. The waste stream for Planters Lifesavers Amsterdam is listed as ignitable waste, several types of spent solvents, and the compounds acetone, methyl alcohol, methyl ethyl ketone, toluene, and xylene; none of the wastes is listed as acutely hazardous. No violations have been recorded. The Mohasco Corporation at 57 Lyon Street is included in the RCRA database as a verified, fully regulated generator in compliance and with no violations. No waste stream is listed.

Petroleum and Chemical Bulk Storage Tanks

Petroleum Bulk Storage Tanks

According to the records of the Petroleum Bulk Storage (PBS) Unit at DEC, there are no registered petroleum bulk storage tanks at the subject site. The aboveground 100,320-gallon tank that was reportedly used to store fuel oil for the power house is not registered. Under current NYS regulations, registration of virgin petroleum bulk storage tanks is required when storage capacity at a site exceeds a total of 1,100 gallons. Registration of waste oil tanks of any size is required by July 1995. If the tank is to be used to store virgin petroleum or waste oil in the future, registration with the PBS unit of DEC will be required.

The following alphabetical table lists facilities that currently have registered petroleum bulk storage tanks and are located within one-half mile of the subject site. All of these tanks are located underground unless noted ("AST" = aboveground storage tank).

Site	tank #	volume	contents	date in
Amsterdam Carburetor & Electric (Getty gas station)	1	4,000	gasoline	9/85
47 Lyon Street	2	4,000	gasoline	9/85
PBS # 4-075795				
Esquire Novelty Corp.	1	10,000	fuel oil	8/77
Building 17, Forest Avenue	[tank is "temporarily out of service"]			
PBS # 4-031631				
SFTD Service Center	1	4,000	gasoline	6/82
271 Forest Avenue	2	3,000	gasoline	6/81
PBS # 4-428477	3	3,000	gasoline	6/81
	4	550	kerosene AST	[tank has been removed]

Esquire Novelty Corp. is located in Building 17 adjacent to the south side of the subject site. Amsterdam Carburetor & Electric (Getty gas station) is located across Forest Avenue from the northeast corner of the site. SFTD Service Center is located approximately one-quarter mile south of (and downhill from) the site. No spills have been reported at any of these sites.

Chemical Bulk Storage Tanks

According to the DEC Chemical Bulk Storage (CBS) Facility Data File, there are no registered chemical bulk storage tanks at the subject site or at any sites within one-half mile of the subject site.

Oil and Hazardous Material Spills

A review of the DEC listing of the active and inactive (closed) oil and hazardous material spills in Amsterdam indicated that one spill has been recorded at the subject site since DEC instituted the spill-reporting program in the mid-1980s. The spill reported at the site is classified as closed. Three additional spills that are classified as closed have been reported at locations within one-half mile of the subject site. There are no active spills at or within one-half mile of the site.

The only spill reported at the subject site was the 8/29/92 fire (spill #9206226). No specific materials were known to have been spilled. The resource affected by the spill was the air. The spill was classified as cleaned and as closed on 4/2/93. Alpha Earth has submitted a Freedom of Information request to DEC to review the file for this spill.

One of the three closed spills that occurred within one-half mile of the site was reported at Ordyk Paint on Forest Avenue on 2/1/86 (spill #8600409). Ordyk Paint is not currently listed in the Amsterdam telephone directory. The spill involved about 10 gallons of paint products released into a creek behind the business as a result of sloppy housekeeping. The spill was classified as cleaned and closed on 4/15/86.

The second of the three closed spills that occurred within one-half mile of the site was reported at The Noteworthy Co. on Forest Avenue on 8/7/91 (spill #9104977). The spill involved 30 gallons of #6 fuel oil that were spilled on land as a result of vandalism. The spill was classified as cleaned on 11/26/91 and as closed on 1/13/92.

The third of the three closed spills that occurred within one-half mile of the site was reported at 28 Lyon Street on 9/15/92 (spill #9206870). The spill was attributed to the 8/29/92 fire at the subject site. The spill involved an unknown quantity of PCB oil, and the resource affected was the air. The spill was classified as cleaned on 9/15/92 and as closed on 9/16/92.

These three closed spills are, in our opinion, unlikely to present a significant environmental risk to soil or groundwater integrity at the subject site.

In summary, one spill has been reported at the subject site since the spill-reporting program was instituted in the mid-1980s. The spill, which is classified as closed, involved air pollution resulting from the 1992 fire.

Site Geology and Hydrology

Bedrock at and around the site is classified as limestone of the Amsterdam Formation, which overlies limestones of the Black River Group. All of these limestones were deposited approximately 450 million years ago during the Middle Ordovician period (New York State Museum and Science Service). Bedrock is exposed along North Chuctanunda Creek near the power house in the southwestern corner of the site.

Surficial deposits overlying bedrock at and around the site are classified by the New York State Geological Survey as absent or less than one meter thick. This area of thin to absent unconsolidated cover lies in a north-south band approximately one-half mile wide that is centered roughly on North Chuctanunda Creek. Surficial deposits west of this band in the site vicinity are classified as till. Till is deposited directly from glacial ice and is poorly sorted with grain sizes varying from clay size to boulders. Till is relatively impermeable and is potentially unstable on steep slopes. Surficial deposits east of the band in the site vicinity are also classified as till, but surficial deposits southeast of the band in the site vicinity are classified as lacustrine delta deposits, which consist of stratified coarse to fine gravel and sand that is generally well sorted. Lacustrine deltas form where flowing water carrying sediment reaches a body of less active water (usually a lake) and deposits its sediment load. In this case, deposition occurred when southward-flowing streams reached the Mohawk River, which was impounded by glacial ice during the last glacial period, causing water levels in the site vicinity to rise.

There are no classified wetlands areas at or adjacent to the subject site. The NYS DEC Freshwater Wetlands Maps for Montgomery County show a wetlands area approximately 0.6 mile east of the northeast corner of the site adjacent to North Chuctanunda Creek. This wetlands area, which is designated as Wetlands Area A-7 on the DEC wetlands map, extends eastward along the creek for approximately one mile from the north-south power line (Figure 1).

The depth to groundwater and the groundwater flow direction at the site are not known with certainty. However, it is likely that shallow groundwater at the site flows along the bedrock surface toward North Chuctanunda Creek in a slightly downstream (southerly) direction.

Conclusions and Recommendations

The subject site is a developed 21.6-acre parcel with both standing manufacturing buildings, warehouses, and office buildings and the ruins of similar buildings. All of the

buildings were constructed prior to 1950. The site was occupied by a carpet manufacturing firm for about 95 years. The carpet manufacturing processes involved the use of dyes, bleaches, acids, various other chemicals, and machine oils. Power was generated in an onsite power house using coal and fuel oil. A 1992 arson fire resulted in the destruction of about half of the buildings at the site. At the time of the 1992 fire, salvage and recycling firms were using two of the buildings as warehouse space and professional firms occupied parts of the office buildings. A 1994 fire further damaged one of the buildings.

Potential environmental concerns at the site include an aboveground fuel oil storage tank with a nominal capacity of 100,320 gallons that was installed in the 1960s; five drums that currently or previously contained corrosive chemicals and a can of flammable resin in one of the buildings; transformers and fluorescent light ballasts that may contain PCBs; dyes and chemicals used in the former Dye Houses and reportedly disposed of in North Chuctanunda Creek; suspected asbestos-containing material in insulation, floor tiles, and panels throughout the standing buildings at the site; and suspected lead-based paint in building interiors. No evidence of underground tanks was found.

We make the following recommendations for the site.

1. The aboveground storage tank is not in use and does not meet current DEC PBS requirements for aboveground storage tanks (6 NYCRR Parts 612, 613, and 614). The secondary containment area is estimated as roughly 30,000 gallons, which is far less than the volume of the tank. The tank should be closed in accordance with the PBS requirements (Part 613.9). This will entail determining whether the tank is empty, removing any product that remains in the tank, rendering the tank free of vapors, sealing the tank, and stenciling the close date on the side of the tank.

2. The chemical drums and can of resin solution in the bottom floor of Building 22 should be removed for proper disposal by workers trained in handling and disposal of hazardous wastes.

3. Because of the age of the site, it is likely that some or all of the transformers at the site contain PCB oil. A request for information regarding the PCB content of the transformers has been sent to General Electric Company. In the absence of information to the contrary, all of the transformers should be assumed to contain PCB oil, and should be handled and disposed of accordingly. Some of the transformers at the power house show signs of leakage and should be removed.

4. Most fluorescent light ballasts manufactured prior to 1979 contain PCBs (FulCircle Ballast Recyclers, 1995). The ballasts for light fixtures in the standing buildings at the site were not accessible during the site inspection. However, it is likely that at least some of them contain PCBs, and because of the fire at the site, it is also likely that at least some of them are leaking. The ballasts should be inspected, and those that contain (or are suspected to contain) PCBs should be removed. Proper health, safety, and hazardous waste handling and disposal procedures should be followed.

5. In light of the possibility that leakage or spillage has occurred in some areas of the site, it is our opinion that selected soil sampling should be performed, particularly if excavation of old foundations, or excavation for new foundations, is to be done. Areas of concern include the following: the area around the aboveground fuel oil storage tank; the areas around outdoor transformers that are on the ground; the bed of North Chuctanunda Creek at and downstream from the dye house where dyes and acids were dumped; and on and near the sites where dyes were used or stored. Such sampling ideally would be done with a mobile augering unit. If access is not physically possible

for a mobile unit, shallow hand-augered or hand-dug samples could be collected. Analytes for analysis would be chosen based on the specific sampling location, but would likely include one or more of: fuel oil hydrocarbon compounds, PCBs, and heavy metals. In some locations, any such sampling might best be accomplished after cleanup of the brick and steel rubble covering the surface.

6. Perform asbestos and lead sampling at the site (as planned).

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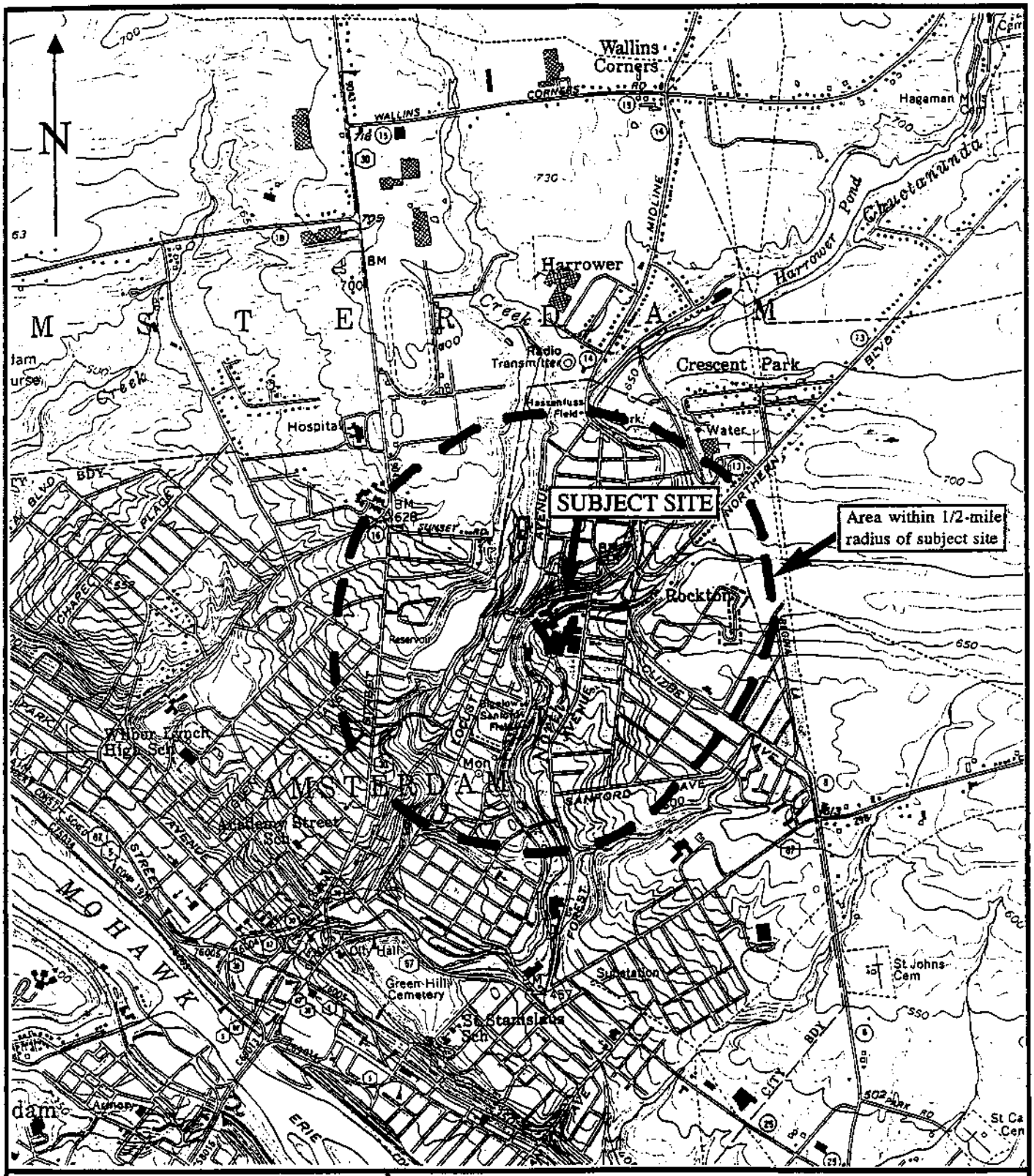
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FIGURES



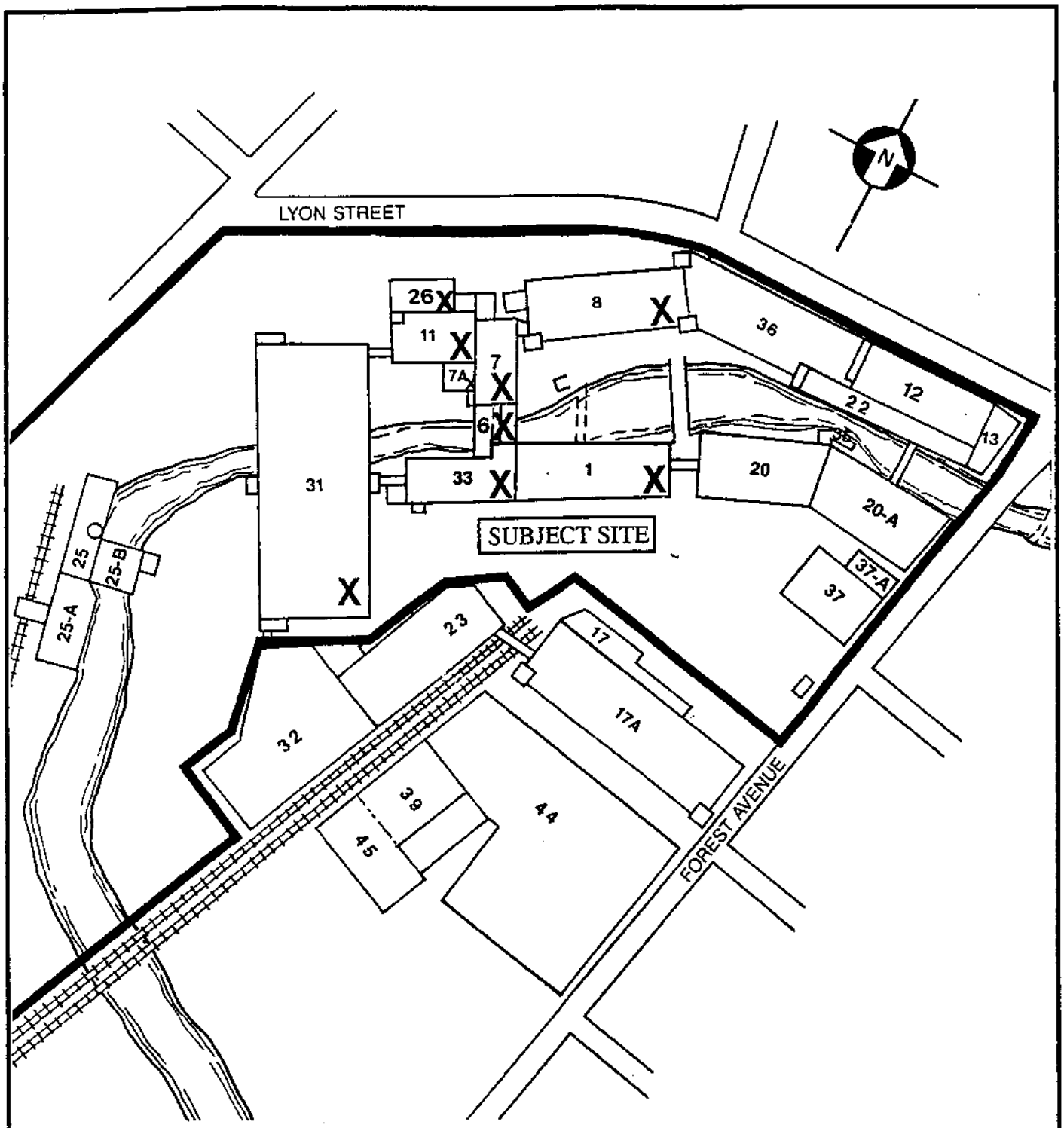
FORMER MOHASCO SITE
FOREST AVENUE &
LYON STREET
AMSTERDAM, NEW YORK
ALPHA EARTH, INC.
AE PROJECT NO. E95106

FIGURE 1: SITE LOCATION MAP

Source: NYSDOT Topographic Map, Amsterdam 7.5' Quadrangle, 1977

0 1/4 1/2 3/4 1 MILE

Scale



X Indicates building was severely damaged by fire in August 1992

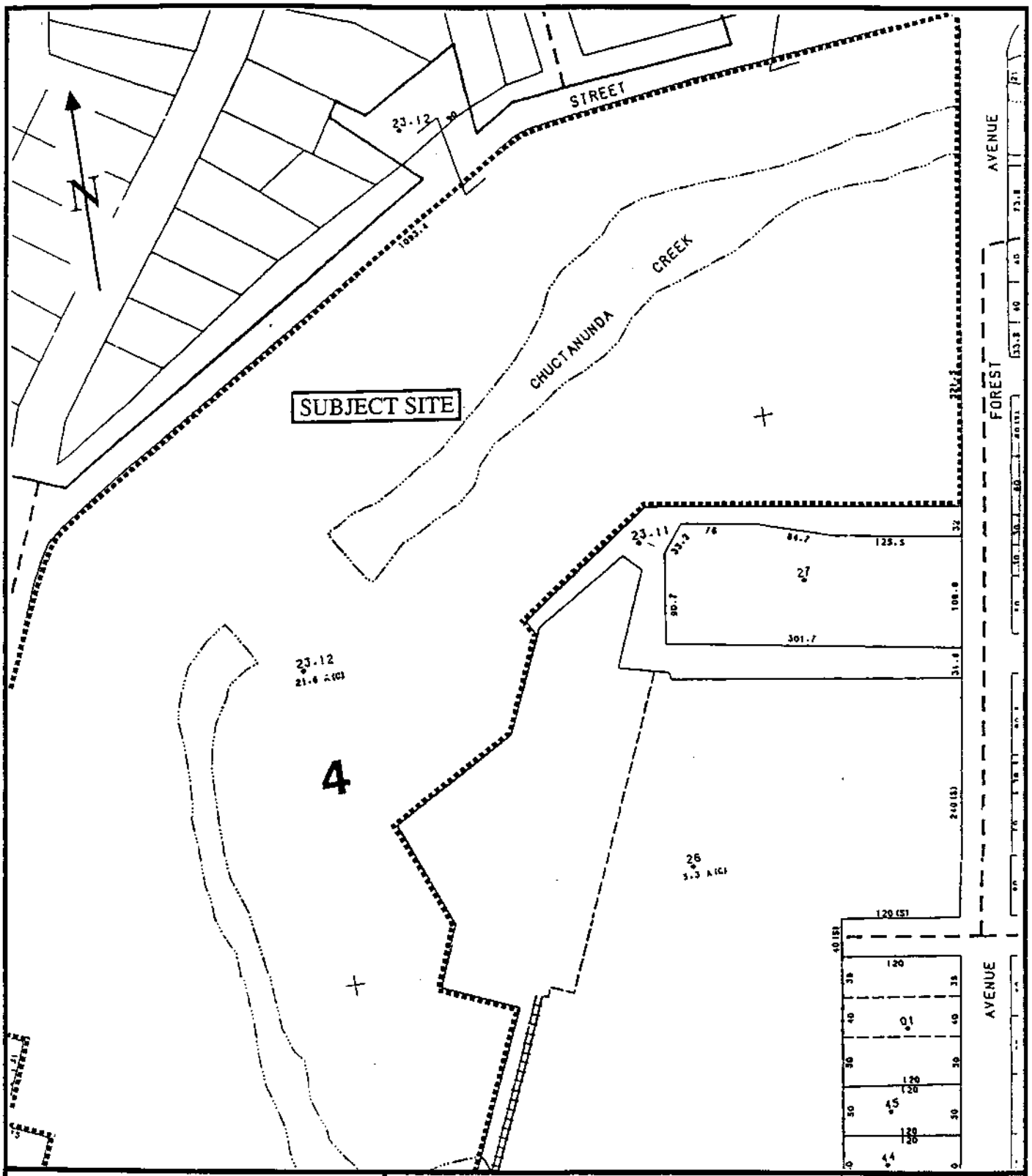
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FIGURE 2: SITE PLAN (circa 1992)

Source: Amsterdam Industrial Development Association, promotional materials, circa 1992.

0 100 200 300 400 500 600 feet

Scale



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FIGURE 3: MONTGOMERY CO. REAL PROPERTY TAX MAP 40.13 (portion)

Source: Montgomery Co. Real Property Tax Map No. 40.13, 1995

0 100 200 300 400 500 feet

Scale

SEYMOUR, BIRCH & CO.
150 HANDS - NIGHT WATCHMAN - CLOCK-4 STATIONS -
POWER STEAM & WATER - HEAT STEAM - F. & COAL -
LIGHTS ELECTRIC - GRINNELL AUT SPRINKLERS THRO. OUT. -
TANK IN TOWER - TWO FIRE PLUGS - 100' LEATHER HOSE -
2 PUMPS IN ENGINE RM - BARRELS & PAILS -

MAIN SEYMOUR, BIRCH & CO. RED STAR KNITTING CO.

STONE BRIDGE

Creek

AMSTERDAM KNITTING CO.

100 HANDS - NIGHT WATCHMAN & CLOCK - 4 STATIONS - FUEL COAL - POWER & HEAT STEAM - LIGHTS ELECTRIC - WALWORTH AUT. SPRINKLERS ALL FLOORS - BST. & CARD RM CEILING TIN CLAD - Y.P. WITH 50' 2½" HOSE EACH FLOOR - TANK IN TOWER CAPY 10,000 GALS - PAILS & BARRELS OF WATER -

MAIN

FIRST

FOREST AV.

SECOND

ROAD

ROAD

McCLEARY, WALLIN & CROUSE CARPET FACTORY
IRON CLAD
MUTUAL RISK - ADMISSION REFUSED

MITCHELL BROS SHODDY MILL

NO EXPOSURE

102

103

104

105

230

87

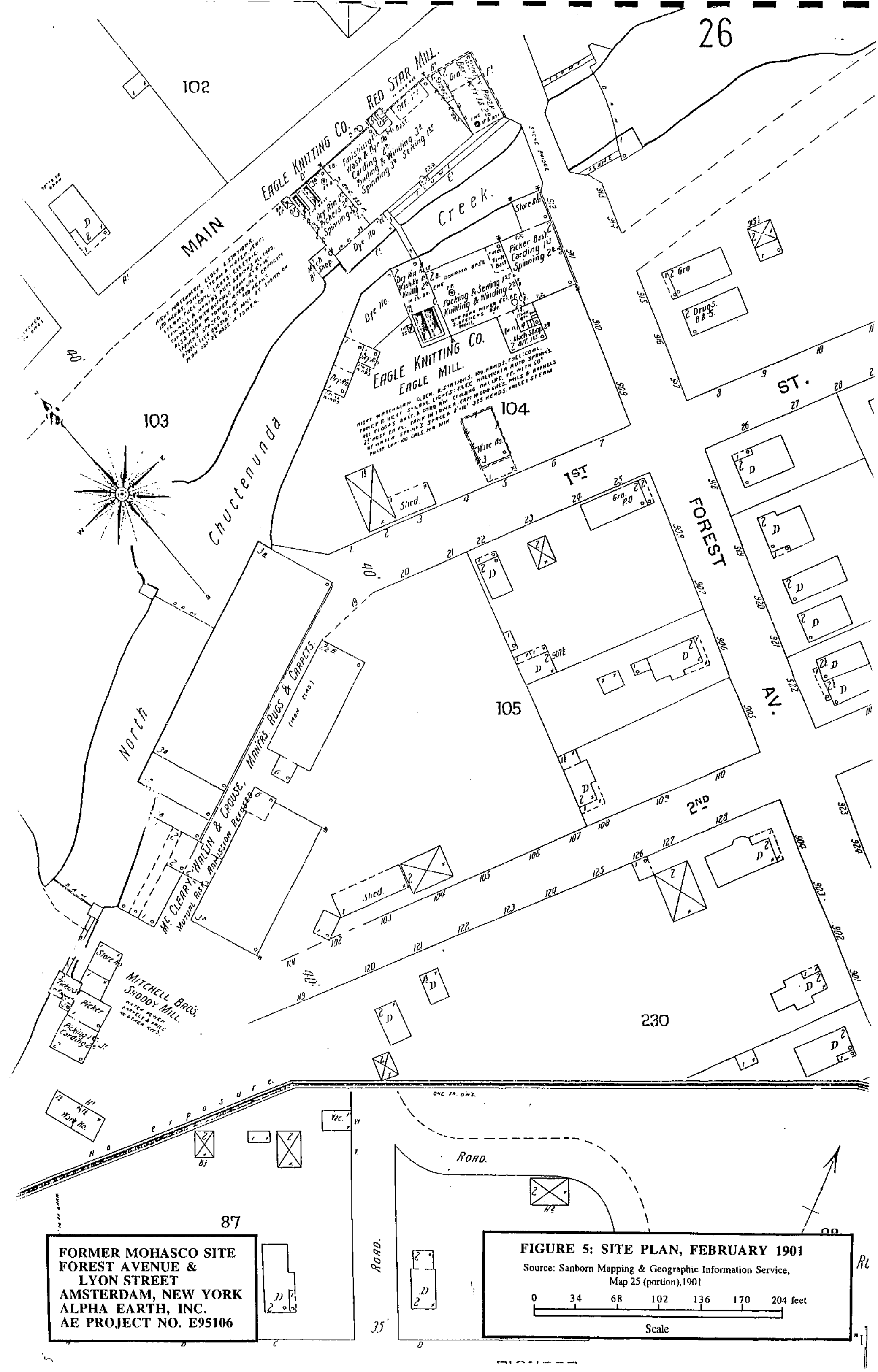
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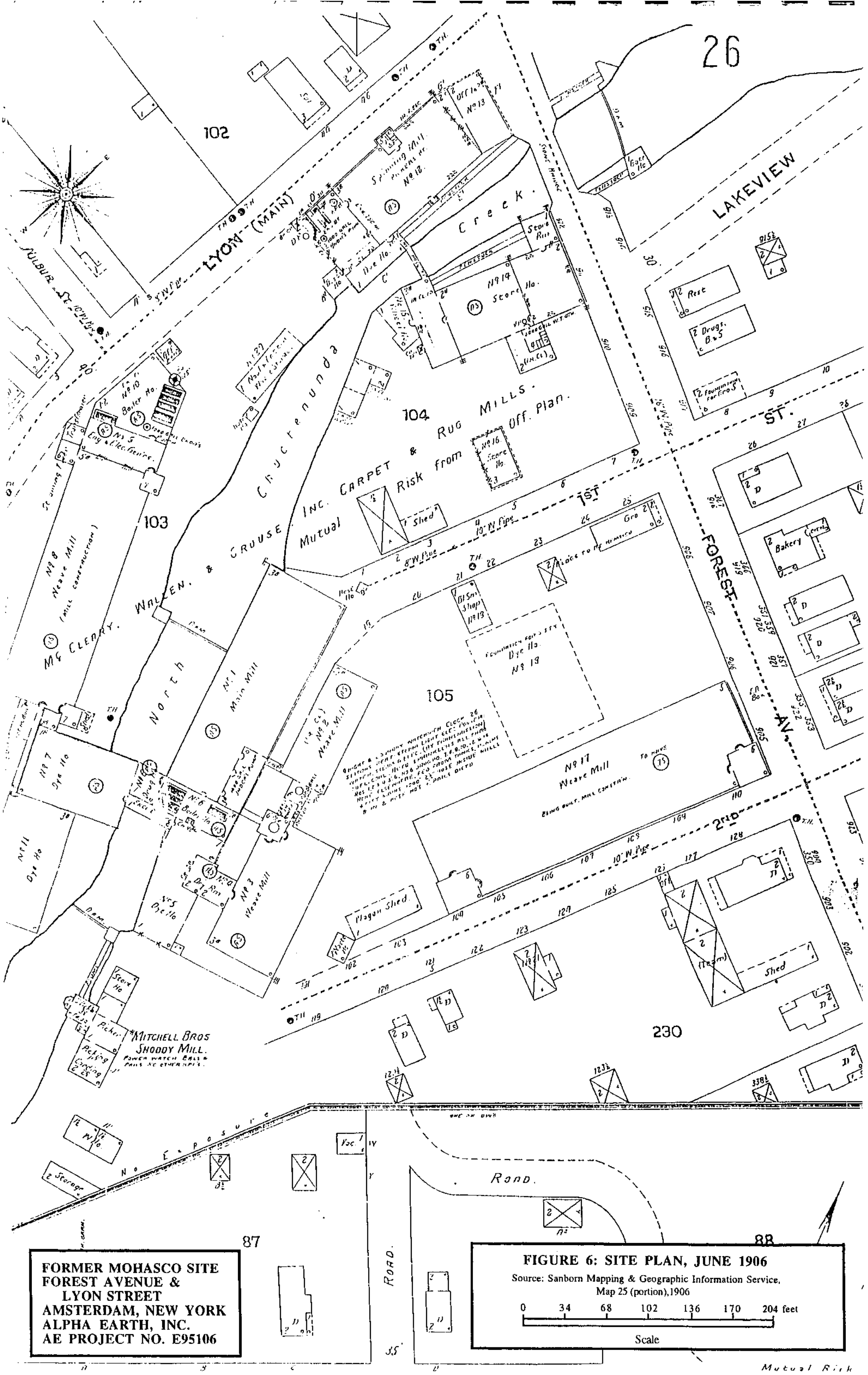
FIGURE 4: SITE PLAN, JULY 1895

Source: Sanborn Mapping & Geographic Information Service, Map 25 (portion), 1895

0 33 66 99 132 165 198 feet

Scale


EAGLE KNITTING CO. RED STAR MILL.
MAIN
Creek.
Chuctenunda
North
EAGLE KNITTING CO.
EAGLE MILL.
104
105
103
102
1ST
2ND
FOREST
AV.
ST.
MITCHELL BROS. SHODDY MILL.
McCLEARY, HALEIN & CROUSE, MANFRS. RUGS & CARPETS.
Shed
Gro.
Drug.
Store
Picker
Carding
Spinning
Knitting
Dye Ho.
Finishing
Hash & Dye Ho
Packing & Sewing
Knitting & Winding
Picker Bast.
Carding
Spinning
Gro. P.O.
ROAD.
230
87
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FIGURE 5: SITE PLAN, FEBRUARY 1901
Source: Sanborn Mapping & Geographic Information Service,
Map 25 (portion),1901
0 34 68 102 136 170 204 feet
Scale



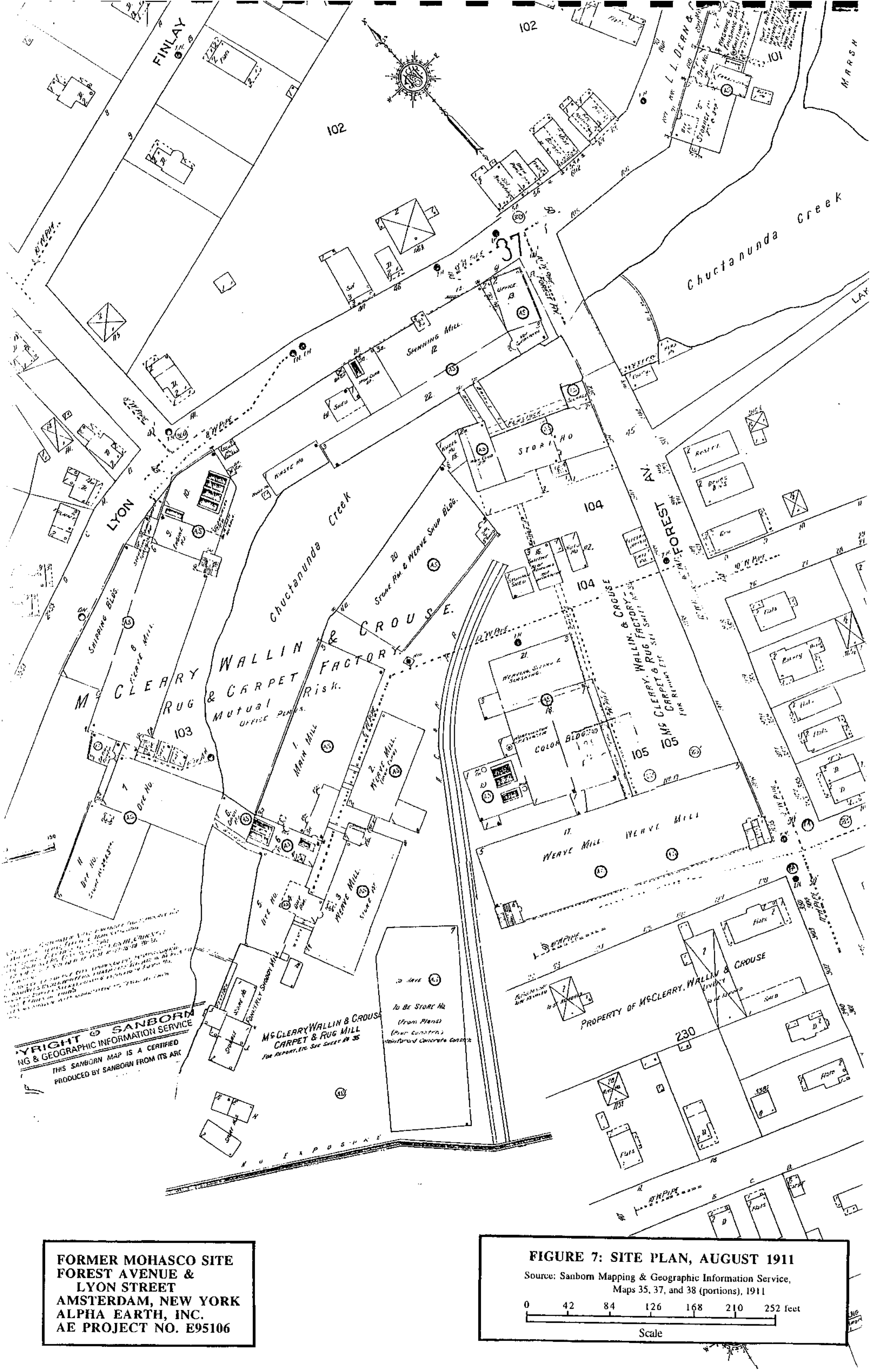
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FIGURE 6: SITE PLAN, JUNE 1906

Source: Sanborn Mapping & Geographic Information Service, Map 25 (portion),1906

0 34 68 102 136 170 204 feet

Scale



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FIGURE 7: SITE PLAN, AUGUST 1911

Source: Sanborn Mapping & Geographic Information Service, Maps 35, 37, and 38 (portions), 1911

0 42 84 126 168 210 252 feet

Scale

LYON

FOREST AV.

3 RD ST.

MOHASCO

Chuctanunda Creek

PLANT

Weaving & Finishing Bldg. 36 — Fire Proof Construction - Built 1921 - Tile & Sr. Curtain Walls, Conc. Fr. Fls. & Rf.

Weave Mill 22

Beam & Spool Storage 12

Office 13

Weaving & Finishing Bldg. 20A

Weave Mill 20

Weave Mill 8

Waste Stge. Bldg. 8A

Cafeteria 37

Yarn Ho. 21

Mill Bldg. 18

Wash Ho. 17A

Weave Mill 17

Weave Mill 1

Dye Ho. 7

Dye Ho. 6

Dye Rm. 11

Storage 26

Misc. Stge. 28

Spinning Mill 31

Wash. Cmfgc. 32

Picker Ho. 32

Ware Ho. 23

Ware Ho. 22

Power Ho. 7

Oil Ho. 36

Repair Shop 35

Shed

Stge.

Scale of Feet. 0 50 100 150

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FIGURE 8: SITE PLAN, 1926

Source: Sanborn Mapping & Geographic Information Service, Map 44 (portion), 1926

0 41 82 123 164 205 246 feet

Scale

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A CERTIFIED COPY
FROM ITS ARCHIVES.
MAP IS DERIVED FROM
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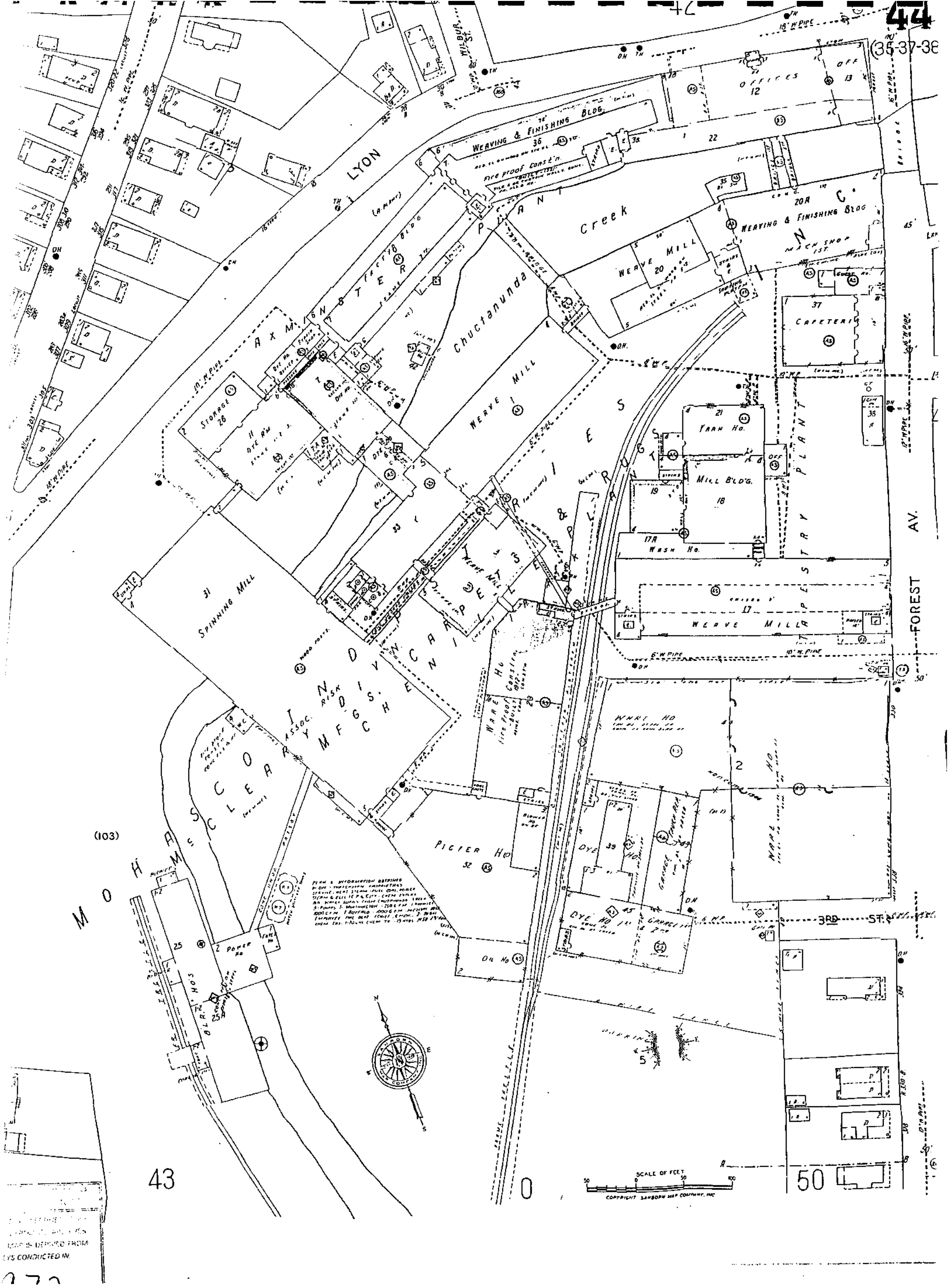
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FIGURE 9: SITE PLAN, 1950

Source: Sanborn Mapping & Geographic Information Service, Map 44 (portion), 1950

0 43 86 129 172 215 258 feet

Scale



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FIGURE 10: SITE PLAN, 1972

Source: Sanborn Mapping & Geographic Information Service, Map 44 (portion), 1972

0 46 92 138 184 230 276 feet

Scale

SANBORN

MAPPING AND GEOGRAPHIC INFORMATION SERVICE

WAREHOUSES, &c.

Built of brick, stone or iron; with metal, tile or slate roofs; iron shutters to rear and side windows; coped walls; stone, metal or brick cornices, and metal gutters.

Built of brick, stone or iron; differing in any other particular from the foregoing; or with gravel roofs not classed "standard" by the New York Board of Fire Underwriters.

Built of brick, stone or iron; and of dwelling house construction.

N.B.P.—The above remarks refer solely to the construction of buildings. Mansard roofs, door openings, floors, elevators, and other variations, are shown on the map.

DWELLINGS.

Framed all shutters shown but colored over. Brick air-shafts are left white.

DWELLING & STORE

DWELLING

DWELLING & STORE

CLASSIFICATION OF BUILDINGS

Shown by varying number of dots or circles, Classed by New York Board of Fire Underwriters as follows:

BRICK	FRAME
(.) Slate or metal roof, coped walls.	1st Class (.) Slate or metal roof.
[.] " " walls not coped.	2nd " [.] Shingle roof.
[...] Shingle roof.	

Frame Buildings with Brick Fronts.

Height of Buildings, in Stories and feet (74 ft. 8 in. and over).

Fronts of marble or other stone.

Iron Fronts. — Iron Construction.

"Dotted line." Interior brick wall, omitted on one or more floors.

Superior construction. { Built of non-inflammable material "throughout," except flooring and trim.

Communications protected by single fire-proof doors { With designation of doors.
" " double " "

Openings exposing Buildings.

Elevators with steam or other power. { Where enclosed with Brick or Fire-proof material a heavy fire is drawn around them.

Hatchways or "Drop-walters."

Sky-lights in Roof only.

" over Opening in floor.

Fire Cistern

Smoke-houses. Retorts, and Ovens.

Mansard Roofs. Corrugated Iron. Steam-boilers.

Fire signals, with number of box. Stand Pipes. Hydrants.

6" / 4" — CROTON WATER MAINS, with diameter of pipes given in inches. Breaks in lines indicate that pipes do not connect, the larger ones being generally "supplies" for other districts.

No. of Page containing the adjacent blocks

PARTY WALLS are shown by THICK lines. Parapet Walls in feet,—3 P. STREETS (actual measurement) correct within three inches. Areas not measuring more than thirty square feet are generally omitted.

SPECIAL HAZARDS.

Manufactories, &c., are written on buildings, when there is sufficient their construction classified by the same marks as on Dwellings. Other Hazardous Risks are COLORED GREEN, the varying number of dots (grades) showing the comparative danger from fire by occupancy.

NOTE.—In classifying a building as a Special, its CONSTRUCTION is differented, necessitating a series of letters, as follows:

BRICK.	FRAME.
Letters = to 1st class Warehouse.	G Construction = to 1st class Store or Dwelling.
" = " 2nd " "	
" = " 3rd " "	
" = " 1st " Store or Dw'g.	H " = to 2nd class Store or Dwelling.
" = " 2nd " " "	
" = " 3rd " " "	

Brick ..... Frame

(areas in buildings). Breweries. Cooperages. Drug stores (retail, with compounding). Dyeing establishments. Fur dressers. Glass stainers. Hay (open stock, loose). Lamp sellers (privilege for kerosene &c.) Malt houses. Manufactories of Baskets, Bonnet-frames, Boots and shoes, Clothing, Combs, Envelopes, Feather dusters, Fringe &c., Gas fixtures, Gold Lace, Hemp, Jewelry cases, Morocco, Paper bags, Pocket-books, Rattling and Cigars, Skirts, Tobaccos, Umbrellas, Vinegar, Watches, Watch cases, Writing Mounting and varnishing, Metal mills. Molasses houses. Photographers. Stables. Smoke-houses. Tanneries. Tin-shops. Wheelwrights. Wire Wool-pullers.

Brick ..... Frame

works. Hook-binderies. Brass and iron foundries. Copperamiths. Cotton Fulling mills. Junk shops. Letter-press printers. Lithographers. Livery men's stables. Machine shops. Manufactories of Agricultural Implements, Brewers, Brooms, Brushes, Carriages, Cedar-ware, Floor-cloth, Grates, Guns, Ice, Jewelry, Lamps, Musical Instruments, Oil-cloths, Paper hoxes, Paper Paper patterns, Patent Medicines, Plated ware, Rope and cordage, Safes, Starch, Straw, Tin ware, Upholstery. Oil stores (petroleum and pro- Print works. Rag stores. Slaughter houses. Sumf mills. Type and stereo- Wire. (And generally buildings not occupied by workers of light wood).

Brick ..... Frame

Milling. Cabinet-making. Carpenters' shops. Distilleries. Flax mills. Flour mills. Japanners. Lard refineries. Manufactories of Artificial hair, Bagging, Chairs, Clocks, Confectionery, India rubber or gutta-percha, Ivory or lamp- looking-glass and Picture frames, Oiled cloaking, Organs, Paper-hangings, Pianos, Soap, Trunks. Oil mills. Paper mills. Rectifying establishments, Tobacco. Tallow-melting or chandleries. Wholesale druggists (with ware- Woolen mills. (And generally risks where much heat or light wood is

Brick ..... Frame

Chemical laboratories. Coffee and Spice mills. Drug mills. Fireworks on sale, Glue factories. Oil-boiling houses. Planing and Moulding mills. Printing-ink Sash, blind and door factories. Saw mills. Tar-boiling houses. Turpentine Varnish making. Window-shade factories.

KEY

WINDOWS 1,2,3 & 4 WITH WIRED GLASS

NUMBER OF STORIES / HEIGHT OF BLDG. PER STORY

WALL THROUGH FLOOR OPS WITH STANDARD FIRE DOORS ALL AROUND

FRAME PORCH OPS WITH IRON DOORS 1,2,3 & 4 STORY

SLATE, TILE, ASBESTOS SHINGLE OR METAL ROOF

(METAL) COMPOSITION ROOF

DWELLING

SHINGLE ROOF

FLAT

STORES & BASEMENT

STORE

MANSARD ROOF

(TILE)

COUNTING FROM LEFT TO RIGHT CIRCLES TO BE PLACED IN BUILDING TO REPRESENT OPENING

STABLE

AUTOMATIC SPRINKLERS

PARTIALLY SPRINKLERED

NOT SPRINKLED

GROUND ELEVATION

FIRE ALARM BOX

INDEPENDENT ELECTRIC PLANT

OPEN FRAME ELEVATOR

ENCASED WATER PIPE

D.H. DOUBLE HYDRANT

FIRE DEPARTMENT CONNECTION

G.T. GASOLINE TANK

I.P.B. VERTICAL STEAMBER

BRICK ENCLOSED ELEVATOR WITH WIRED GLASS DOOR

BLOCK NUMBER

REFERENCE NUMBER

FIRE STATION AS SHOWN ON KEY MAP

A. AUTO. HOUSE

V.P. VERTICAL PIPE OR STAND PIPE

FIRE WALL 6 IN. ABV. ROOF
FIREPROOF CONSTRUCTION
FIRE WALL 12 IN. ABV. ROOF
BRICK BUILDING WITH FRAME CORNICE
FIRE WALL 18 IN. ABV. ROOF
STONE BUILDING
HOLLOW CONCRETE OR CEMENT BLOCK
BRICK VENEERED BUILDING
FRAME BUILDING
METAL CLAD BUILDING
IRON BUILDING

SKYLIGHT LIGHTING TOP STORY

3 SKYLIGHT LIGHTING 3 STORIES

W.G. WIRED GLASS SKYLIGHT

BRICK CHIMNEY IRON CHIMNEY

FIRE PUMP

WINDOW 1ST STORY

(O.U.) OPEN UNDER

TILE BUILDING

WINDOWS 2ND & 3RD STORIES

WINDOWS WITH IRON SHUTTERS

TANKS G Gasoline Tank

4 EARTH DIKE

GARAGE
CAPCY. 20 CARS
CONC. FL.
WOOD RAMP TO 2ND FLR. 2ND. 2

PRIVATE GARAGE
CAPCY. 10 CARS
CONC. FL. 1

Gasoline or Oil Tank Underground

Pressure Tank, (Capacity and location indicated)

KEY

Iron Building

Brick Building with Metal or Brick Cornice

" " " Frame Cornice.

" " " Stone Front

" " " Iron Front

" " " Frame Side.

House on roof, 3 Sides Frame.

" " " all Sides Frame.

Brick Special

" " with Frame Side

Frame Building

" " Iron Clad

Frame Special

Wall 18 no openings through it

" " with openings

Fire Wall 6 inches above roof

" " 12 " " "

" " 18 " " "

" " 24 " " "

Opening in Division Wall

" with Iron Door

Windows with Iron Shutters

Window opening in 1st Story

" " " 2 ft

" " " 2 ft 6 in

" " " 2 ft 4 in

Stable. T.C. - Terra Cotta Chimney
S.P. - Stove Pipe

Elv. - Open Elevator
Elv. E. - Encased Elevator
Elv. S.C. - Elevator with Self Closing Traps
Elv. T. - " " Traps
Hoist. - Open Hoistway
Hoist T. - Hoistway with Traps

Chimneys, Brick, Iron

Steam Boilers, Horizontal, Sectional

Hydrants, Smoke, Domestic, Water Pipes

65 Elevations.

Reference to adjoining Sheet

PACIFIC DEPT CIRCA 1900

Supplemental Sheets

The following codes shown below the page # are used to indicate the various classification of supplemental sheets.

"N" = New sheet replacing previously mapped territories.

"R" = Redrafted sheet due to age.

"N.P." = New sheet due to numerous changes

"X" = New sheet with 50% additional territor

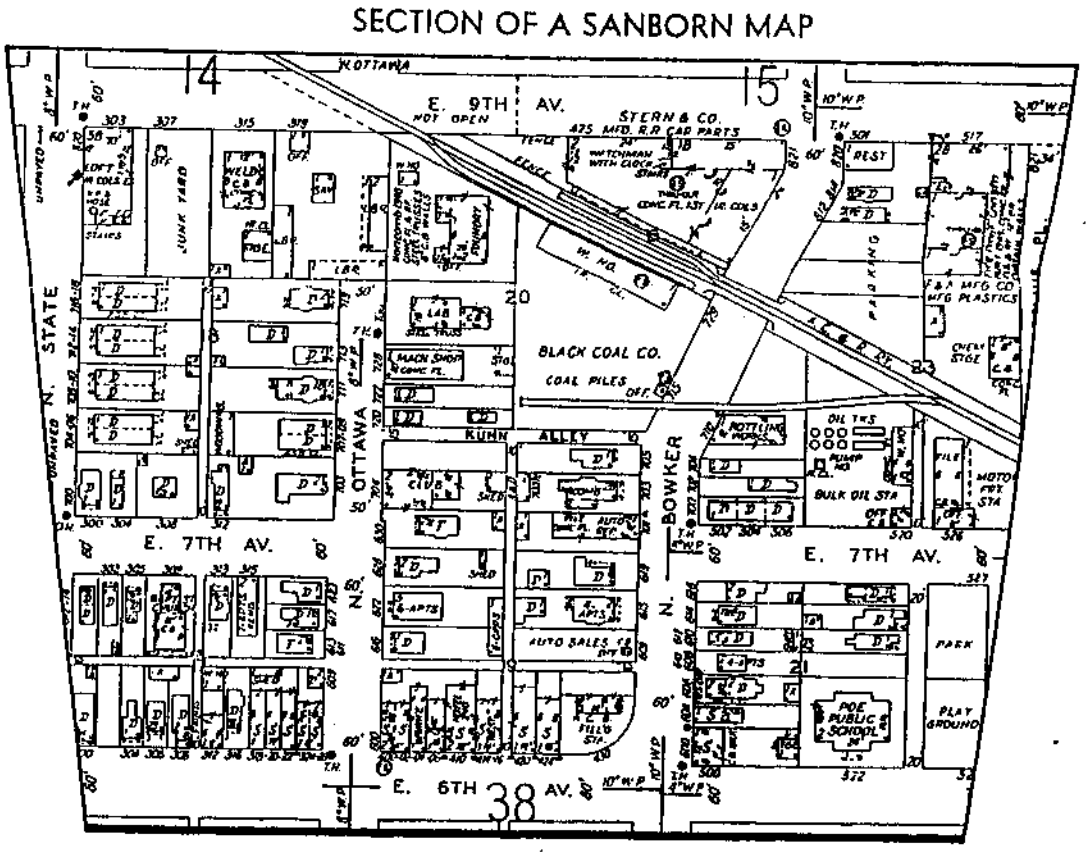
"N.A." = New sheet with additional territory, but using an old sheet number.

"A" = Additional sheet with additional territor & using an additional sheet number.

ABBREVIATIONS AND CONTRACTIONS

A.....Private automobile house
Abv.....Above
Abv. Gr'd.....Above ground
Add'n.....Addition
Agric'l.....Agricultural
A. F. A.....Automatic Fire Alarm
Air Cond.....Air Conditioned
Apts.....Apartments
Ash. Cl.....Asbestos Clad
Audit'm.....Auditorium
Auto. Sp'kl'r.....Automatic Sprinkler
Auto Rep.....Automobile Repairing
Av.....Avenue
B.....Basement
Balc.....Balcony
Bbl.....Barrel
B. C.....Brick Chimney
Bicycle Rep.....Bicycle Repairing
Bldg.....Building
Bl. Sm.....Blacksmith
Blvd.....Boulevard
Blr.....Boiler
Br.....Brick
Cap'c'y.....Capacity
Carp's.....Carpenter or Cabinet Shop
C. B.....Concrete or Cement Block
C. Br.....Cinder, concrete, or sand lime brick
Ceil'g.....Ceiling
Ch.....Chimney
Chem. Lab.....Chemical Laboratory
Chem. Eat'g'm.....Chemical Extinguishers
Cin.....Cinder
Cin. Bl.....Cinder Block
Cir.....Circle
Clean'g.....Cleaning
Clo.....Clothing
Colo.....Colonnade
Conc.....Concrete or Cement
C. C.....Concrete Chimney
C. Bl. C.....Concrete Block Chimney
Conn.....Connection
Const'n.....Construction
C.....Coped
Corp.....Corporation
Ct.....Court
Dep't.....Department
Dep't Store.....Department Store
Dilap'd.....Dilapidated
Dr.....Drive
Ea.....Each
Elec. Rep.....Electrical Repairing
Elev'd.....Elevated
Elev'n.....Elevation
Eng.....Engine
Entr.....Entrance
Equip't.....Equipment
Ext'n.....Extension
Fact'y.....Factory
Filling Sta.....Filling Station
F. P.....Fire Pump
Fl.....Floor
Found'n.....Foundation
Ft.....Foot or Feet
Fr.....Frame
Fr. Att.....Frame Attic
Furn.....Furnace
Furn'e.....Furniture
Gal.....Gallon
G. P. M.....Gallons per Minute
Gym.....Gymnasium
Gyp.....Gypsum
Gen'l St'ge.....General Storage
Hardw.....Hardware
H'dq'rs.....Headquarters
Ho.....House
Hwy.....Highway
I. E. P.....Independent Electric Plant
Impl'ts.....Implements
In.....Inch
Ir. Ch.....Iron Chimney
Ir. Cl.....Iron Clad
Lbr.....Lumber
L. P.....Lumber Pile
La.....Lane
Mach.....Machine
Mach'y.....Machinery
Mat'l.....Material
M. L. & P.....Metal Lath & Plaster
Mans.....Mansarde
Md'se.....Merchandise
M'f'g.....Manufacturing
M'f'r.....Manufacturer
Misc.....Miscellaneous
Motor Fr't Sta.....Motor Freight Station
Non.....None (as applied to wall openings)
No.....Number
Off.....Office
O. L.....Overlooking
O. U.....Open Under
Paint'g.....Painters Shop
Part'n.....Partition
Pav'g'y.....Passageway
P. C.....Patent Chimney
Photo.....Photograph Galleries
Plast'd.....Plastered
Pl.....Floor
Plat'm.....Platform
Plumb'g.....Plumbers Shop
Pk.....Pound
Prem.....Premises
Pr't'g.....Printing
Prod.....Products
Prot'd.....Protected
Priv. Garage.....Private Garage
Pwy.....Parkway
Recep.....Recapping
Refrig'n.....Refrigeration
Rep.....Repair
Rest.....Restaurant
Rf.....Roof
Rd.....Road
Rm.....Room
Rem't'g.....Remodeling
Sub. B.....Sub-basement
S. C.....Sub-cellar
Sky'ts.....Skylights
St. Cl.....Slate Clad
Sm. Ho.....Smoke House
S. P.....Stove Pipe
S. P. V.....Stove Pipe with Patent Ventilator
Sta.....Station
St.....Street
St'ge.....Storage
Sub.-Div'n.....Sub-division
Susp'd.....Suspended
Tks.....Tanks
T. C.....Tile Chimney
Tel. Exch.....Telephone Exchange
Teleg. Off.....Telegraph Office
Ter.....Terrace
Transf.....Transformer
Tpke.....Turnpike
Twp.....Township
Und'gr'd.....Underground
Und. F. P.....Underwriters Fire Pump
Unprot'd.....Unprotected
Upholst'y.....Upholstering
Vac.....Vacant
Ven'd.....Veneered
Vent.....Ventilator
Vol.....Volume
W. C.....Water Closet
W. Ho.....Warehouse
W. P.....Water Pipe
W. R'm.....Warerooms
W. T.....Water Tank
Wbst.....Wholesale
Wood'w'k'g.....Woodworking
Wks.....Works

SECTION OF A SANBORN MAP



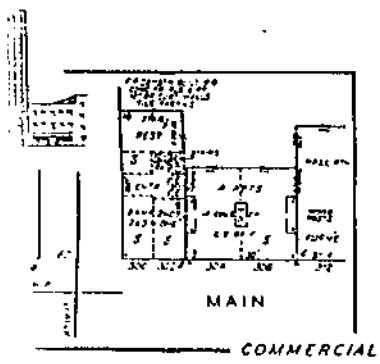
Manhattan Land Book

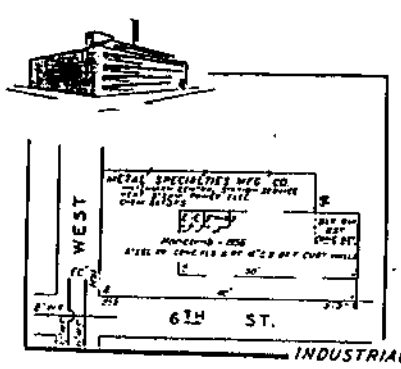
BRICK, STONE OR CONCRETE BLDG.
METAL BLDG.
FRAME BLDG.
5 STORY BLDG.
5 STORY & BASEMENT
5 STORY BLDG. WITH STORE
FIREPROOF BLDG.
ELEVATORS
DEPTH OF MAIN BLDG.
YEAR BLDG. COMPLETED
HOOK INDICATES LOT CONTINUES THROUGH LINE

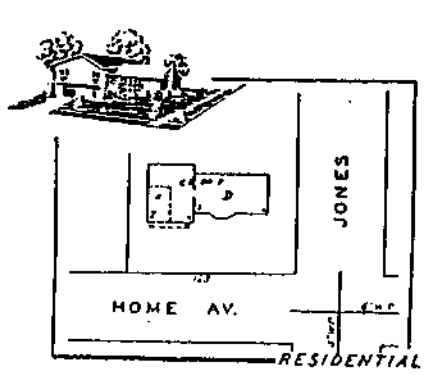
STREET
SIDEWALK

CONDOMINIUM
SUBWAY & STATION
NO LOT NUMBER, VALUE REFLECTED
LOT NUMBER
HOUSE NUMBER
251 BLOCK NUMBER
LOT DIMENSIONS
BLOCK DIMENSIONS
9000 AIR RIGHTS LOT NUMBER

FIRE HYDRANT
ELEVATION ABOVE HIGH WATER AT INTERSECTION OF STREET
STREET WIDTH INCLUDING SIDEWALK
OLD WATER COURSE
OLD FARM LINE
EASEMENT SHOWN AS INDICATED
RAILROADS
101 ADJOINING PLATE NUMBER
S. Jarvis OLD FARM NAME
Map No. 6 NUMBER OF FILED MAP IN REGISTERS OFFICE







KEY

FIRE WALL 6 IN. ABV. ROOF
METAL CORNICE
FIRE WALL 12 IN. ABV. ROOF
WOOD CORNICE
FIRE WALL 18 IN. ABV. ROOF
FRAME PARTITION
OPENING WITH IRON DOOR
" " "STANDARD" IRON DOOR
WINDOWS & IRON SHUTTERS
WINDOW 1ST STORY
WINDOWS 2ND & 3RD STORIES
" 2 ft 6 & 4 ft "
STABLE

BUILDINGS COLORED YELLOW ARE FRAME
" " RED BRICK
" " BLUE STONE
" " GRAY IRON
" " BROWN ADOBE
" " GREEN SPECIBLE

(5) (27) INDICATE RELATIVE HEIGHTS.
FIRE STATION, AS SHOWN ON KEY MAP.
ALTERNATE STREET NUMBERS ARE ACTUAL
CONSECUTIVE STREET NOS ARE ARBITRARY.

Map legend for Conventional Large size or Reduced Size Color Sanborn Map Editions published from 1866 by Sanborn Mapping and Geographic Information Service.

Color Editions both large and small are those maps that are in color or are made from color masters, with the type of building construction shown by a color classification, all other information being conveyed through the use of alpha numeric symbols and shading.

SANBORN MAP LEGEND

CODING OF NON-RESIDENTIAL FIRE-RESISTIVE STRUCTURAL UNITS FOR FIREPROOF AND NON-COMBUSTIBLE BUILDINGS

FRAMING

CODE	STRUCTURAL UNIT
A.	Reinforced Concrete Frame.
B.	Reinforced Concrete Joists, Columns, Beams, Trusses, Arches, Masonry Piers.
C.	Protected Steel Frame.
D.	Individually Protected Steel Joists, Columns, Beams, Trusses, Arches.
E.	Indirectly Protected Steel Frame.
F.	Indirectly Protected Steel Joists, Columns, Beams, Trusses, Arches.
G.	Unprotected Steel Frame.
H.	Unprotected Steel Joists, Columns, Beams, Trusses, Arches.
I.	Masonry Bearing Walls only.

FLOORS

CODE	STRUCTURAL UNIT
1.	Reinforced Concrete, Reinforced Concrete with Masonry Units, Pre-cast Concrete or Gypsum Slabs or Planks.
2.	Concrete on Metal Lath, Incombustible Form Boards, Paper-backed Wire Fabric, Steel Deck, or Cellular, Ribbed or Corrugated Steel Units.
3.	Open Steel Deck or Grating.

ROOF

CODE	STRUCTURAL UNIT
a.	Reinforced Concrete, Reinforced Concrete with Masonry Units, Reinforced Gypsum Concrete, Pre-cast Concrete or Gypsum Slabs or Planks.
b.	Concrete or Gypsum on Metal Lath, Incombustible Form Boards, Paper-backed Wire Fabric, Steel Deck, or Cellular, Ribbed or Corrugated Steel Units.
c.	Incombustible Composition Boards with or without Insulation, Masonry or Metal Tiles.
d.	Steel Deck, Corrugated Metal or Asbestos Protected Metal with or without Insulation.

The coding to left, for framing, floor and roof structural units is used in describing the construction of fire-resistive buildings. In addition, reports for fire-resistive buildings will show the date built, wall construction other than brick, and ceilings.

FP - 1962 (CONC.) A-1-a — A fireproof building built in 1962 with concrete walls and reinforced concrete frame, floors and roof.

FPX - 1962 (METAL PANELS) B-2-a (NONCOMBUSTIBLE CEILING) — A fireproof building built in 1962 with metal panel walls, reinforced concrete columns and beams, concrete floors on metal lath and gypsum slab roof; non-combustible ceilings.

NC - 1962 (C. B.) H-2-d — A noncombustible building built in 1962 with concrete block walls; unprotected steel columns, beams and joists; concrete floors on metal lath and steel deck roof.

MASONRY CONSTRUCTION

Important interior and all exterior masonry walls of all non-residential buildings are shown with weighted (——) lines.

Masonry walls of residential buildings are shown with a standard line and the construction is noted on all buildings diagramed after July, 1963.

WALLS

- 8" Brick
- 12" Concrete
- 18" & 20" Stone
- 12" & 8" Hollow Tile Wall Thicknesses Placed Relative to Respective Floors
- Cinder, Concrete or Cement Brick
- Hollow Cinder or Concrete Blocks, Pilastered

PARTITIONS

- Mixed Construction of Concrete Blocks, Brick Faced
- Mixed Construction of Concrete Blocks & Brick
- Masonry Walls, Metal Faced
- Adobe
- Hollow Cinder or Concrete Block Interior Wall Basement to Roof
- Tile Interior Wall Basement to Roof
- Cement Brick End Wall
- Frame
- Tile from Foundation to Top Ceiling only
- Concrete 1st Floor only
- Hollow Cinder or Concrete Block 1st Floor only
- Brick 2nd Floor only
- Tile 1st & 3rd Floors only

OPENINGS

(Interior)	(Exterior)
Wall with No Openings	1st Floor
Wall with Double Standard Fire Doors 1st Floor	1st & 2nd Floors
Wall with Standard Fire Door Basement	3rd Floor
Wall with Substandard Fire Doors 1st & 3rd Floors	1st & 4th Fl. with Metal Shutter 1st.
Wall with Metal & Wired Glass Fire Doors all Floors	
Wall with Substandard Fire Doors 1st, 2nd & 3rd Floors & Unprotected Opening 4th Floor	10th & 22nd only
Wall with Small Unprotected Openings only	10th to 22nd Fl.
Wall with Unprotected Openings all Floors	Glass Block
	Wired Glass in Metal Sash 2nd & 3rd Fl.

NON-MASONRY CONSTRUCTION

Non-masonry walls are shown with fine (——) lines.
(Wall construction other than wood and stucco on wood frame is noted)

- Wood & Stucco & Cement Plaster, Etc. on Wood Frame
- Brick Veneered on Wood Frame (Other Types of Veneered on Wood Frame Specifically Noted)
- Mixed Masonry & Non-Masonry (Type of Masonry Specifically Noted)
- Wood, Brick Lined, Re, Filled or Brick Nogged
- Wood Sash & Glass
- Metal Sash & Glass
- Metal Clad on Wood Frame
- Iron Building
- Iron Building with Wood Roof. (Location of Extensive Wood Areas Specifically noted)
- Asbestos Clad on Wood Frame. Noted in Non-Residential Structures only.
- Mixed Wall--of Cli With Metal Sash Above
- Metal Panels
- Apron Walls With Wood Sash and Glass
- Stucco, Cement Plaster, Etc. on Steel Frame
- Gunite on Steel Frame
- Asphalt and/or Asbestos Protected Metal on Steel Frame
- Asphalt and/or Asbestos Protected Metal on Wood Frame
- Glass Panels

FIRE PROTECTION

- Fire Department Connection
- Automatic Sprinklers throughout contiguous sections of single risk
- Automatic Sprinklers all floors of building
- Automatic Sprinklers in part of building only. (Note under Symbol indicates protected portion of building)
- Not Sprinklered
- Automatic Chemical Sprinklers
- Chemical Sprinklers in part of building only. (Note under Symbol indicates protected portion of building)
- Vertical Pipe or Stand Pipe
- Automatic Fire Alarm
- Water Tank
- Outside Vertical Pipe on fire escape
- Fire Alarm Box. Noted "HPFS" on High Pressure Fire Service
- Single Hydrant
- Double Hydrant
- Triple Hydrant
- Quadruple Hydrant of the High Pressure Service
- Water Pipes of the High Pressure Service
- Water Pipes of the High Pressure Service as Shown on Key Map
- Public Water Service
- Private Water Service

VERTICAL OPENINGS

- Skylight lighting top story only
- Skylight lighting 3 stories
- Skylight with Wired Glass in Metal Sash
- Open Elevator
- Frame Enclosed Elevator
- Frame Enclosed Elevator with Traps
- Frame Enclosed Elevator with Self Closing Traps
- Concrete Block Enclosed Elevator with Traps
- Tile Enclosed Elevator with Self Closing Traps
- Brick Enclosed Elevator with Wired Glass Door
- Open Hoist
- Hoist with Traps
- Open Hoist Basement to 1st
- Stairs

MISCELLANEOUS

- Number of Stories Height in Feet Composition Roof Covering
- Parapet 6" above Roof Frame Cornice Parapet 12" above Roof
- Parapet 24" above Roof (Occupied by Warehouse Metal, Slate, Tile or Asbestos Shingle Roof Covering Parapet 48" above Roof
- 2 Stories & Basement 1st Floor Occupied by Store 2 Residential Units above 1st Auto in Basement Drive or Passageway Wood Shingle Roof
- Iron Chimney
- Brick Chimney
- Iron Chimney (with Spark Arrester)
- Gasoline Tank
- Vertical Steam Boiler
- Fire Pump
- Horizontal Steam Boiler
- Width of Street between Block Lines, not Curb Lines
- Ground Elevation
- House numbers nearest to Buildings are Official or Actually up on Buildings. Old House Numbers are Furthest from Buildings
- 24 Reference to Adjoining Page
- 5 Block Number
- Fire Department as shown on Key Map

GLOSSARY

A - B LINES An arbitrary boundary between adjoining streets.
A. Private garage.
ABV. Above.
A.F.A. Equipped with fire detecting devices which automatically signal a central fire department.
AIR COND. Air-cooling system employing ducts through floors.
APRON WALL A masonry wall extending 5' or less above foundation.
ASSOC. RISK Risk not underwritten by Stock Fire Ins. Companies.
BASEMENT A story having its floor below ground & its ceiling at least 4' above ground.
Cook County, Ill. A floor of a building next below the first floor. Shown by the symbol B following story height. Subbasements or sub-cellars, (stories below the 1st basement), are shown by the symbol SB following basement symbol.
CHIMNEYS (Applicable to maps in Rocky Mountain & Pacific Coast States):
BC. Brick, stone, concrete brick & concrete chimneys.
C. Bl. C. Concrete block chimney.
C.C. Non-standard concrete chimney.
T.C. Tile chimney.
P.C. Patent chimney.
I.S. CH. Iron chimneys.
S.P. Stove pipe.
S.P.V. Stove pipe with patent ventilator.

RESIDENTIAL OCCUPANCY SYMBOLS
D. Single family unit or as qualified by a numeral.
F. - APTS. A multi-family residential building corresponding with local Rating Bureau definition in family units per floor, story height, & separation of entrance.
ROOM'G. A residential building normally occupied by a single family but with 10 or more rooms rented for lodging purposes.
EXCEPTIONS: 6 rooms in Arizona, California, Nevada, Utah & Montana; 5 rooms in Oregon & Washington; 4 rooms in Idaho & Hawaii.

FIRE RESISTIVE CONSTRUCTION SYMBOLS
F.P. Approved masonry walls, floors & roof, interior supports of approved masonry, concrete, and/or protected steel.
F.P.X. F.P. qualifications except inferior or sub-standard walls.
N.C. Fire resistive with unprotected structural steel units.
HOLLOW WALL A bonded masonry wall having a continuous air space within.
I.P.P. Independent Electric Plant.
IMPASSABLE Not traversable due to condition of terrain.
LEDGED WALL A masonry bearing wall with extended ledges to support floors.
LOFT Trussed by industrial occupancies.
M. L. & P. Concrete or plaster applied to metal lath on wood studdings.
M. & G. Metal sash & glass.
NOT OPEN Streets appearing on records but not open on ground.
O. L. Windows overlooking the roof above the corresponding floor of an adjoining building.
O. U. Open between ground and first floor.
PILAST'D. Masonry reinforcing columns in walls.
SKYLTS. Skylights.
S. C. Slate attached to wood siding.
SM. HO. Smoke House.
STABLE Shown by crossing diagonal lines on diagram.
SUSP'D. Suspended ceilings below floor and/or roof beams.
SYST. System.
TRANSF. Transformer.
WD. Wood.

Sanborn Map Co. 1867 Broadway New York 23, N.Y.

APPENDIX A

MSDS - NUTMEG TECHNOLOGIES, INC.

MATERIAL SAFETY DATA SHEET

SECTION I - MANUFACTURER'S INFORMATION

Manufacturer's Name: Nutmeg Technologies, Inc.
P.O. Box 309
New Haven, CT 06513
203-777-7691
FAX No. 203-777-0784

Emergency Telephone No.: Chemtrec 1-800-424-9300

Product Name: NB-26

Chemical Name and Synonyms: Potassium Hydroxide; KOH

Trade Name and Synonyms: Caustic Potash, Liquid

Chemical Family: Alkaline Solution

SECTION II - HAZARDOUS INGREDIENTS

Listed Below X Not Applicable

Component	CAS No.	Percent	Hazard
Potassium Hydroxide	1310-58-3	22.6	Corrosive Alkali

SECTION III - PHYSICAL DATA

Boiling Point (deg. F): Above 212
Vapor Pressure (mmHg): Unknown
Vapor Density (Air=1): Same as water
pH of Undiluted Product: 14.00
pH (1% Aqueous Solution): 12.71
Appearance and Odor: Water white liquid

Specific Gravity: 1.195
Percent Volatile by Volume: 77.4
Solubility in Water: Complete

SECTION IV - FIRE AND EXPLOSION DATA

Listed Below X Not Applicable

Flash Point (Method Used): N/A

Flammable Limits: Lower: N/A Upper: N/A

Extinguishing Media: This product is not combustible.

Special Fire Fighting Procedures: Avoid direct contact of this product with water since this can cause a violent exothermic reaction. Protective clothing and pressure demand, self-contained breathing apparatus should be worn by firefighters in areas where product is stored.

Unusual Fire & Explosion Hazards: See Reactivity Section

Products evolved when subject to heat or combustion: None

SECTION V - HEALTH HAZARD DATA
Listed Below X Not Applicable

Threshold Limit Value: 2mg./cu. meter ceiling value (dry Potassium Hydroxide)

Routes of Entry: INHALATION: Airborne concentrations of dust, mists or spray may cause damage to the upper-respiratory tract and even to the lung tissue proper which could produce chemical pneumonia, depending on the severity of exposure. SKIN CONTACT: This product is destructive to tissues contacted and produces severe burns. SKIN ABSORPTION: See Skin Contact above. EYE CONTACT: This product is destructive to eye tissues on contact. Will cause severe burns that result in damage to the eyes and even blindness. INGESTION: This product, if swallowed, can cause severe burns and complete tissue perforation of mucous membranes of the mouth, throat, esophagus and stomach.

Effects of Overexposure: Corrosive to all body tissue with which it comes in contact.

Emergency & First Aid Procedures: EYES: OBJECT IS TO FLUSH MATERIAL OUT IMMEDIATELY. THEN SEEK MEDICAL ATTENTION. IMMEDIATELY, flush eyes with large amounts of water for at least 15 minutes, holding lids apart to ensure flushing of the entire surface. Washing eyes within several seconds is essential to achieve maximum effectiveness. Get medical help immediately. SKIN: Wash contaminated areas with plenty of water for at least 15 minutes. Remove contaminated clothing and footwear and wash clothing before reuse. Discard footwear which cannot be decontaminated. Seek medical attention immediately. INHALATION: Get person out of contaminated area to fresh air. If breathing has stopped, resuscitate and administer oxygen if readily available. Seek medical attention immediately. INGESTION: NEVER give anything by mouth to an unconscious person. If swallowed, DO NOT INDUCE VOMITING. Give large quantities of water. If available, give several glasses of milk. If vomiting occurs spontaneously, keep airway clear. Seek medical attention immediately.

Note to Physician: None

Chronic Effects of Overexposure: The chronic local effect may consist of multiple areas of superficial destruction of the skin or of primary irritant dermatitis. Similarly, inhalation of spray or mist may result in varying degrees of irritation or damage to the respiratory tract tissues and an increased susceptibility to respiratory illness.

Other Health Hazards: None currently known

SECTION VI - REACTIVITY DATA

Stability: Stable X Unstable

Conditions to avoid: Under normal conditions, this material is stable. Avoid direct contact with water. This product may be added slowly to water or acids with dilution and agitation to avoid a violent reaction. See special mixing and handling procedures in SECTION IX.

Incompatibility (materials to avoid): Acids, metals such as aluminum, tin, zinc and alloys containing these metals. Avoid contact with leather or wool.

Hazardous Combustion or Decomposition Products: None

Hazardous Polymerization: May occur Will not occur X

Conditions to avoid: None

SECTION VII - SPILL, LEAK AND WASTE DISPOSAL PROCEDURES

Steps to be taken in case material is released or spilled: Use appropriate safety equipment. If the material is spilled or released to the atmosphere, steps should be taken contain the liquid and prevent discharges to streams or sewer systems. Spills or releases should be reported, if required, to the appropriate local, state and federal agencies. Leaks should be stopped. Spills, after containment, should be absorbed with vermiculite, sand or sawdust. Neutralize residue with dilute acid, flush spill area with water followed by liberal covering of sodium bicarbonate. Dispose of wash water and spill by-products according to federal, state and local regulations.

Waste Disposal Methods: Clean-up action should be carefully planned and executed. Shipment, storage and/or disposal of waste materials are regulated and action to handle spilled or released materials must meet the applicable rules. If any questions exist, the appropriate agencies should be contacted to assure proper action being taken. The materials from clean-up operations may be hazardous wastes, and, therefore, subject to specific regulations. Shipments of waste materials may be subject to manifesting requirements per applicable regulations. Appropriate disposal will depend on the nature of each waste material and should be performed by competent and properly permitted contractors. Ensure that all responsible federal, state and local agencies receive proper notification of disposal.

SECTION VIII - SPECIAL PROTECTION INFORMATION

Respiratory Protection: Use NIOSH/MSHA approved respirators where dust or mist may be generated

Ventilation:

Local Exhaust: Adequate

Mechanical:

Special:

Other:

Protective Clothing: Use apron or protective clothing and rubber boots (tops covered by apron or clothing to prevent entrance of material)
Protective Gloves: Rubber gloves
Eye Protection: Use chemical safety goggles and/or face shield
Other Protective Equipment: Eye wash station and safety shower at or near work area

SECTION IX - SPECIAL PRECAUTIONS AND COMMENTS

Precautions to be taken in handling and storage: Do not permit workers to handle this material without proper training or without proper equipment. Prevent eye and skin contact. Keep containers closed and sealed. Avoid handling conditions which can lead to spills or mist formation. Considerable heat is generated when product is mixed with water. Therefore, when making solutions, always carefully follow these steps: NEVER add water to product. ALWAYS add product - with constant stirring - slowly to surface of lukewarm water, to assure that the product is completely dissolved as it is added. If product is added too rapidly, or without stirring, and becomes concentrated at the bottom of the mixing vessel, excessive heat may be generated, resulting in DANGEROUS boiling and spattering, and a possible IMMEDIATE AND VIOLENT ERUPTION of highly caustic solution. Product can react EXPLOSIVELY with acids, aldehydes and many other organic chemicals - when mixing product with solutions containing such chemicals, follow all of the above mixing instructions, and add product very gradually while stirring constantly.

Other Precautions: Empt containers may contain product residues. All labeled safety precautions must be observed when handling, storing or transporting empty containers.

SECTION X - ADDITIONAL INFORMATION

Potassium Hydroxide - acute oral LD50 - 365 mg/kg (rat)

(CAGE) CODE: 57905
NATIONAL STOCK NUMBER: 524-2
CONTRACT OR ORDER NUMBER:

SECTION XI - TRANSPORTATION

D.O.T. Classification: CORROSIVE LIQUID, N.O.S,(Contains Potassium Hydroxide), 8, UN1760, II

SECTION XII - MANUFACTURER'S STATEMENT

This Material Safety Data Sheet has been prepared in accordance with 29 CFR Part 1910.1200. It contains information that we believe to be true and complete at the date of preparation. However, no warranty is expressed or implied. Advice given under "Waste Disposal" assumes compliance with Federal, State and Local regulations regarding the disposal of hazardous waste.

Preparer: Gary Dorfman
April 8, 1994

MATERIAL SAFETY DATA SHEET

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Manufacturer's Name: Nutmeg Technologies, Inc.
P.O. Box 309
New Haven, CT 06513
203-777-7691
FAX No. 203-777-0784

Emergency Telephone No.: Chemtrec 1-800-424-9300

Product Name: NB-46

Chemical Name and Synonyms: N/A

Trade Name and Synonyms: N/A

Chemical Family: N/A

SECTION II - HAZARDOUS INGREDIENTS

Listed Below Not Applicable X

Component	CAS No.	Percent	Hazard

NOTE: INGREDIENTS IN THIS PRODUCT ARE NOT CONSIDERED HAZARDOUS ACCORDING TO OSHA OR ANY STATE RIGHT-TO-KNOW LAW WHERE THE PRODUCT IS SOLD.

SECTION III - PHYSICAL DATA

Boiling Point (deg. F) Above 212
Vapor Pressure (mmHg): Unknown
Vapor Density (Air=1): Same as water
pH of Undiluted Product: 12.89
(1% Aqueous Solution): 10.95
Specific Gravity: 1.215
Percent Volatile by Volume: 75.5
Solubility in Water: Miscible
Appearance and Odor: Clear, brown liquid with slight odor

SECTION IV - FIRE AND EXPLOSION DATA

Listed Below Not Applicable X

Flash Point (Method Used):

Flammable Limits: Lower: Upper:

Extinguishing Media: Product is non-flammable as supplied. Use water, foam, carbon dioxide or dry chemical to extinguish fire.

Special Fire Fighting Procedures: Wear self-contained breathing apparatus while extinguishing fire.

Unusual Fire & Explosion Hazards:

Products evolved when subject to heat or combustion: Oxides of sulfur when heated to decomposition.

SECTION V - HEALTH HAZARD DATA
Listed Below X Not Applicable

Threshold Limit Value: None established

Effects of Overexposure: Ingestion may cause allergic reaction including: Hives, nausea, diarrhea, itching, swelling, asthma attacks, unconsciousness , and anaphylactic shock.

Emergency & First Aid Procedures:
EYES - flush with water for at least 15 minutes. Get medical attention if irritation persists.
SKIN - flush with water for at least 15 minutes.
INGESTION - Give 1 - 2 glasses of milk or water. Induce vomiting.
INHALATION - remove to fresh air

Note to Physician: None

Chronic Effects of Overexposure: None

Other Health Hazards: None

SECTION VI - REACTIVITY DATA

Stability: Stable X Unstable

Conditions to avoid: Liberates SO2 in the presence of strong acids.

Incompatability (materials to avoid): None

Hazardous Combustion or Decomposition Products: Oxides of sulfur when heated

Hazardous Polymerization: May occur Will not occur X

Conditions to avoid:

SECTION VII - SPILL, LEAK AND WASTE DISPOSAL PROCEDURES

Steps to be taken in case material is released or spilled: Flush residue with plenty of water. Avoid public water supplies.

Waste Disposal Methods: Triple rinse container. Dispose of drums in accordance with local, state and federal regulations. Dispose of rinsate into system being treated with product or flush to sewer with copious quantities of water

SECTION VIII - SPECIAL PROTECTION INFORMATION

Respiratory Protection: N/A

Ventilation:

Local Exhaust: Normal

Mechanical:

Special:

Other:

Protective Clothing:

Protective Gloves: Rubber gloves

Eye Protection: Chemical safety goggles and/or face shield

Other Protective Equipment:

SECTION IX - SPECIAL PRECAUTIONS AND COMMENTS

Precautions to be taken in handling and storage: Keep container closed when not in use.

Other Precautions: None

SECTION X - ADDITIONAL INFORMATION

(CAGE) CODE: 57905
NATIONAL STOCK NUMBER:
CONTRACT OR ORDER NUMBER:

SECTION XI - TRANSPORTATION

D.O.T. Classification: Corrosive Liquid N.O.S, (Contains Sodium Sulfite), 8, UN1760, III

SECTION XII - MANUFACTURER'S STATEMENT

This Material Safety Data Sheet has been prepared in accordance with 29 CFR Part 1910.1200. It contains information that we believe to be true and complete at the date of preparation. However, no warranty is expressed or implied. Advice given under "Waste Disposal" assumes compliance with Federal, State and Local regulations regarding the disposal of hazardous waste.

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April 8, 1994

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P.O. Box 309
New Haven, CT 06513
203-777-7691
FAX No. 203-777-0784

Emergency Telephone No.: Chemtrec 1-800-424-9300

Product Name: NB-53

Chemical Name and Synonyms: N,N-Diethylethanolamine

Trade Name and Synonyms: DEEA, Diethylaminoethanol

Chemical Family: Alkyl Ethanolamines

SECTION II - HAZARDOUS INGREDIENTS

Listed Below X Not Applicable

Component	CAS No.	Percent	Hazard
N,N-Diethylethanolamine	100-37-8	11.0	Corrosive, toxic by skin absorption

SECTION III - PHYSICAL DATA

Boiling Point (deg. F) Above 212
Vapor Pressure (mmHg): 1 @ 20 deg. C
Vapor Density (Air=1): 4.04
pH of Undiluted Product: 11.35
pH (1% Aqueous Solution): 10.57
Specific Gravity: 0.9969
Percent Volatile by Volume: 100
Solubility in Water: Complete
Appearance and Odor: Amber/white liquid with amine odor

SECTION IV - FIRE AND EXPLOSION DATA

Listed Below X Not Applicable

Flash Point (Method Used): over 200 deg. F (Tag. Closed Cup)

Flammable Limits: Lower: N/A Upper: N/A

Extinguishing Media: Use water spray, carbon dioxide, dry chemical, alcohol-type or universal-type foams

Special Fire Fighting Procedures: Use self-contained breathing apparatus and turn-out gear.

Unusual Fire & Explosion Hazards: Moderate, when exposed to heat or flames, can react with oxidizing materials. Autoignition 250C din 51794

Products evolved when subject to heat or combustion: Toxic oxides of nitrogen under burning conditions, carbon dioxide and carbon monoxide.

SECTION V - HEALTH HAZARD DATA

Listed Below X Not Applicable

Threshold Limit Value: 10 ppm. (skin) (for Diethylaminoethanol)

Effects of Overexposure: ORAL - ingestion may result in severe gastric disturbances, including nausea and vomiting. SKIN - contact results in strong irritation and burns. INHALATION of mists or vapors cause respiratory tract irritation and may result in pulmonary edema. EYES - contact results in severe irritation and burns. Permanent eye injury may result.

Emergency & First Aid Procedures: ORAL - if swallowed, dilute with water or milk. Do NOT induce vomiting. Get immediate medical attention. SKIN - immediately flush skin with plenty of water for at least 15 minutes. Remove contaminated clothing. Get medical attention. INHALATION - if inhaled, move to fresh air. Aid in breathing if necessary and get medical attention. EYES - flush eyes with flowing water for at least 15 minutes. Get medical attention. NEVER give fluids if patient is unconscious or having convulsions.

Note to Physician: None

Chronic Effects of Overexposure: Chronic exposure to the vapors may result in mild tremors, cornal opacity, and lung irritation.

Other Health Hazards:
Rat, oral LD50 1300 MG/KG Rabbit, skin irritation - corrosive
Rabbit, dermal LD50 1260 MG/KG Rabbit, eye irritation - corrosive

SECTION VI - REACTIVITY DATA

Stability: Stable X Unstable

Conditions to avoid: None

Incompatability (materials to avoid): Strong acids, strong oxidizing agents, isocyanates

Hazardous Combustion or Decomposition Products: Burning can produce carbon monoxide, carbon dioxide and nitrogen oxides

Hazardous Polymerization: May occur Will not occur X

Conditions to avoid: None

SECTION VII - SPILL, LEAK AND WASTE DISPOSAL PROCEDURES

Steps to be taken in case material is released or spilled: Spills should be contained, solidified and placed in suitable containers for disposal in a RCRA licensed facility. This material is RCRA hazardous due to its properties.

Waste Disposal Methods: Incinerate or bury as a solid in RCRA licensed facility. Do not discharge into waterways or sewer systems. Hazardous Waste #D001. Triple rinse containers. Dispose of drums in accordance with local, state and federal regulations.

SECTION VIII - SPECIAL PROTECTION INFORMATION

Respiratory Protection: Approved organic vapor respirator in confined areas or in high concentrations.

Ventilation:

Local Exhaust: To control to P.E.L.

Mechanical:

Special:

Other:

Protective Clothing: Overalls, apron, boots as necessary to avoid skin contact.

Protective Gloves: Rubber

Eye Protection: Chemical goggles

Other Protective Equipment: Eye bath and safety shower

SECTION IX - SPECIAL PRECAUTIONS AND COMMENTS

Precautions to be taken in handling and storage: DANGER - COMBUSTIBLE LIQUID. Keep away from sparks, heat and open flame. Use with local exhaust. Avoid breathing vapor. Do not get on skin, in eyes or on clothing. Wash thoroughly after handling.

Other Precautions: All labeled precautions must be observed when handling, storing and transporting empty containers due to product residues.

SECTION X - ADDITIONAL INFORMATION

(CAGE) CODE: 57905
NATIONAL STOCK NUMBER: 524-2
CONTRACT OR ORDER NUMBER:

SECTION XI - TRANSPORTATION

D.O.T. Classification: CORROSIVE LIQUID, N.O.S,(Contains Diethylaminoethanol), 8, UN1760, II

SECTION XII - MANUFACTURER'S STATEMENT

This Material Safety Data Sheet has been prepared in accordance with 29 CFR Part 1910.1200. It contains information that we believe to be true and complete at the date of preparation. However, no warranty is expressed or implied. Advice given under "Waste Disposal" assumes compliance with Federal, State and Local regulations regarding the disposal of hazardous waste.

Preparer: Gary Dorfman

April 8, 1994

MATERIAL SAFETY DATA SHEET

SECTION I - MANUFACTURER'S INFORMATION

Manufacturer's Name: Nutmeg Technologies, Inc.
P.O. Box 309
New Haven, CT 06513
203-777-7691
FAX No. 203-777-0784

Emergency Telephone No.: Chemtrec 1-800-424-9300

Product Name: NB-93

Chemical Name and Synonyms: N/A

Trade Name and Synonyms: N/A

Chemical Family: Alkaline Solution

SECTION II - HAZARDOUS INGREDIENTS

Listed Below X Not Applicable

Component	CAS No.	Percent	Hazard
Potassium Hydroxide	1310-58-3	5.2	Corrosive Alkali

SECTION III - PHYSICAL DATA

Boiling Point (deg. F) Above 212
Vapor Pressure (mmHg): Unknown
Vapor Density (Air=1): Same as water
pH of Undiluted Product: 13.15
pH (1% Aqueous Solution): 11.44
Specific Gravity: 1.175
Percent Volatile by Volume: 78.4
Solubility in Water: Miscible
Appearance and Odor: Clear, dark brown solution with slight odor

SECTION IV - FIRE AND EXPLOSION DATA

Listed Below X Not Applicable

Flash Point (Method Used): N/A

Flammable Limits: Lower: N/A Upper: N/A

Extinguishing Media: Product is non-flammable as supplied. Use water, foam, carbon dioxide or dry chemical to extinguish fire.

Special Fire Fighting Procedures: Wear positive pressure self-contained breathing apparatus and full protective gear while extinguishing fire.

Unusual Fire & Explosion Hazards: In water solution, Potassium Hydroxide can react with metals such as aluminum, and generate hydrogen gas.

Products evolved when subject to heat or combustion: Highly toxic phosphines may form if the water is completely removed. Carbon monoxide, carbon dioxide and oxides of nitrogen may also be formed.

SECTION V - HEALTH HAZARD DATA

Listed Below X Not Applicable

Threshold Limit Value: 2mg./cu. meter (dry Potassium Hydroxide)

Possible Route(s) of Entry: Dermal, oral and inhalation. However, none expected under normal procedures.

Effects of Overexposure: A strong alkaline solution which destroys tissue and causes severe burns. INGESTION: Most serious effect is corrosion of tissues. EYE CONTACT: A severe burn and possible blindness. SKIN CONTACT: A severe burn. INHALATION: of mist or spray can damage the entire respiratory tract.

Emergency & First Aid Procedures: EYES: wash eyes immediately with plenty of running water for at least 15 minutes, including under eyelids and all surfaces. Speed in rinsing out eyes is important if permanent injury is to be avoided. Get medical help immediately. SKIN: promptly wash exposed area with plenty of water for at least 15 minutes. Remove contaminated clothing immediately. Get medical help for serious exposure. INGESTION: corrosive. Do not induce vomiting. Give large amounts of water or milk if available. Contact physician immediately. INHALATION: remove from exposure to mist or spray and get prompt medical help.

Note to Physician: EYES - may cause severe corneal injury or burn. SKIN - may cause severe burn. RESPIRATORY - may cause severe irritation. ORAL - may cause stricture. GENERAL - consult standard literature.

Chronic Effects of Overexposure: The chronic local effect may consist of multiple areas of superficial destruction of the skin or of primary irritant dermatitis. Similarly, inhalation of spray or mist may result in varying degrees of irritation or damage to the respiratory tract tissues and an increased susceptibility to respiratory illness.

Other Health Hazards: N/A

SECTION VI - REACTIVITY DATA

Stability: Stable X Unstable

Conditions to avoid: Liberates SO2 in presence of strong acids

Incompatability (materials to avoid): Acids, metals such as aluminum, tin, zinc and alloys containing these metals, strong oxidizers. Avoid contact with leather or wool.

Hazardous Combustion or Decomposition Products: Thermal decomposition or combustion may produce carbon monoxide, carbon dioxide, oxides of nitrogen. Highly toxic phosphines may form if water is completely removed.

Hazardous Polymerization: May occur Will not occur X

Conditions to Avoid: None

SECTION VII - SPILL, LEAK AND WASTE DISPOSAL PROCEDURES

Steps to be taken in case material is released or spilled: Use appropriate safety equipment. Absorb with vermiculite, sand or sawdust or flush to holding area with water. Neutralize residues with dilute acid and rinse with water. Avoid public water supplies.

Waste Disposal Methods: Triple rinse container. Dispose of drums in accordance with local, state and federal regulations. Dispose of rinsate into system being treated with product, or convert to neutral salts and dilute well with water.

SECTION VIII - SPECIAL PROTECTION INFORMATION

Respiratory Protection: Use an air-purifying respirator if respiratory irritation is experienced.

Ventilation:

Local Exhaust: Adequate

Mechanical:

Special:

Other:

Protective Clothing: use apron or protective clothing and rubber boots (tops covered by apron or clothing to prevent entrance of material)

Protective Gloves: rubber gloves

Eye Protection: Use chemical safety goggles and/or face shield

Other Protective Equipment: eye wash station and safety shower at or near work area

SECTION IX - SPECIAL PRECAUTIONS AND COMMENTS

Precautions to be taken in handling and storage: Do not permit workers to handle this material without proper training or without proper equipment. Prevent eye and skin contact. Keep containers closed and sealed. Avoid handling conditions which can lead to spills or mist formation. Avoid breathing mists. Do not take internally. Use with adequate ventilation. Handle with due care and wash thoroughly after handling. Wash contaminated clothing and shoes before reuse or discard.

Other Precautions: This product in the presence of aluminum forms hydrogen. Emptied container retains vapor and product residue. Observe all labeled safeguards until container is cleaned, reconditioned or destroyed.

SECTION X - ADDITIONAL INFORMATION

(CAGE) CODE: 57905
NATIONAL STOCK NUMBER: 524-2
CONTRACT OR ORDER NUMBER:

SECTION XI - TRANSPORTATION

D.O.T. Classification: CORROSIVE LIQUID, N.O.S, (Contains Potassium Hydroxide), 8, UN1760, II

SECTION XII - MANUFACTURER'S STATEMENT

This Material Safety Data Sheet has been prepared in accordance with 29 CFR Part 1910.1200. It contains information that we believe to be true and complete at the date of preparation. However, no warranty is expressed or implied. Advice given under "Waste Disposal" assumes compliance with Federal, State and Local regulations regarding the disposal of hazardous waste.

Preparer: Gary Dorfman

April 8, 1994

APPENDIX B

INFORMATION ON TRANSFORMERS

Information contained on plaques on the sides of transformers:

1. **Building 20A - Wall-mounted transformer**

   No. 532556 5

   GE Single-Phase transformer Type H Form KF

   1394121

   Inst GEJ 56

   40 gal. No. 10-C transil oil

   Patents 1448005, 1494293, etc.

2. **Building 20A - Wall-mounted transformer**

   GE Single-Phase transformer "Spirakore Transformers"

   B326133 KVA 750

   Voltage rating
   600-120 / 240
   cycles 60

3. **Unit Substation Transformer near ruins of Building 33; two transformers with same label**

   Three-Phase Type OA-TI 60 cycles

   No. B974597 (one on left side) KVA 1000

   No. B974598 (one on right side)

   Volage rating 4160 Y / 2400-600

   Lists weights of all components; total is about 12,750 lbs.:

Transformer tank	No. 10-CA oil	425 gal. (3200 lbs.)
Switch	No. 10-C oil	7 gal.
Pothead compound		1 gal each

4. **Three cylindrical transformers located in the out-of service substation on east side of Building 25; each approximately 6' tall and 3' in diam.**

Single Phase Type HS Form W4R Cycles 60 Subtractive Polarity

No. 7525518 (7525519, 7525520) KVA 500 Continuous 55°C rise

Voltage rating 2400/4160Y-600

Approximate impedance 4.6% at 2400

Caution: before installing or operating, read instructions GEJ-176

when untanking	2300 pounds
tank + fittings	1550 pounds
No. 10-C oil 261 gal.	1950 pounds
Approx. weights total	5800 pounds

Full wave impulse level (HV) 60 KV

GE SPIRAKORE TRANSFORMER
Schenectady, New York

U.S. Patents 2305649 2300205 2255501

5. **Three cylindrical transformers located in the out-of service substation on east side of Building 25; each approximately 9' tall and 3' in diam.**

General Electric Transformer CIRCULAR

No. 2290042 (2290043, 2290044) Type H Form KS H

Volts 2300-575 Cycles 60 COIL DESIGN

Capacity 500 KV-A Continuous 55°C rise

Voltage rating 2400/4160Y-600

Patented July 23, 1907 June 13, 1911

Connections				
High Voltage			Low voltage Lines on 6+7	
volts	amp	lines on	volts	amps
2200	227	1+5	550	910
2300	217		575	870
2145	233	2+5	550	910
2300	217		575	870
etc.				

(WIIRING DESIGNS)

Make no connections except those authorized above.
Refer to instructions Book 86100 (or possible B6100- not fully legible)

Transformer must be filled with No. 12 transil oil before connecting circuit

General Electric Co., Schenectady, New York
NP 19966

6. **Inside Building 25: two floor-mounted "induction voltage regulators"**

General Electric Induction Voltage regulator

No. 9616480 (ID # missing from second one)

Type IRS Form V

Single Phase 60 cycles

Outdoor service

24 KVA

Continuous duty 55°C rise

Impulse level full wave 30 KV

Primary volts	load amperes	% raise	% lower
600	400	10	10

Connection diagram P-9814552

Caution: before operating read GEI-30332

Approximate total weight 1220 pounds

No. 10-C oil 31 gallons

NP 120969 Schenectady, New York

7. **Inside Building 25: two floor-mounted "induction voltage regulators"**

General Electric Induction Voltage regulator

No. 8268834 (8268833) Type IRS Form V

1 Phase 60 cycles Outdoor service

24 KVA Continuous duty 55 CR

Impulse level full wave 30 KV

Primary volts	load amperes	% raise	% lower
600	400	10	10

Connection diagram P-9263937

Caution: read before operating GEI-20511

Approximate total weight 1175 pounds

No. 10-C oil 28 gallons

U.S. Patents 1672703 2145709 2219915 2341968

Schenectady, New York NP 108910

APPENDIX C

COPIES OF DEEDS

WARRANTY DEED

THIS INDENTURE made the 6th day of January , 1984 ,

BETWEEN: MOHASCO CORPORATION, a New York Corporation having its principal place of business at 57 Lyon Street, Amsterdam, New York,

Party of the first part,

and

KALMAN AMSTERDAM, a California General Partnership, having an office at 3132 Laguna Street, San Francisco, California, 94132

Party of the second part.

WITNESSETH; that the party of the first part, in consideration of the sum of -------One and 00/100---------- Dollars ($1.00--------) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all

THOSE PIECES OR PARCELS OF LAND situate, lying and being in the City of Amsterdam, County of Montgomery and State of New York, more particularly described as follows:

PARCEL #1: BEGINNING at the intersection of the westerly margin of Forest Avenue and the southerly margin of Lyon Street; thence along the westerly margin of Forest Avenue the following two courses:

S19°-18'-45"W 81.23 feet
S23°-48'-10"W 440.22 feet

to a point marking the most northeasterly corner of lands of Forest Avenue Joint Venture; thence along lands of Forest Avenue Joint Venture the following six courses:

N66°-13'-35"W 125.53 feet
N58°-27'-30"W 84.72 feet
N66°-11'-30"W 76.00 feet
S53°-35'-00"W 33.16 feet
S23°-49'-50"W 90.71 feet
S66°-06'-05"E 301.70 feet

to a point in the westerly margin of Forest Avenue, which point is the most southeasterly corner of lands of Forest Avenue Joint Venture; thence S23°-57'-30"W 31.61 feet along the westerly margin of Forest Avenue to an iron pipe marking the northeasterly corner of lands of Thomas B. Constantino; thence along lands of Thomas B. Constantino the following 16 courses:

N66°-02'-50"W 296.06 feet
N 8°-08'-35"E 5.83 feet
N60°-50'-30"W 51.01 feet
N38°-48'-55"E 47.32 feet
S51°-11'-05"E 1.62 feet
N38°-48'-55"E 57.00 feet
N51°-11'-05"W 28.02 feet
S73°-30'-55"W 111.48 feet
S38°-48'-55"W 111.21 feet
S75°-50'-25"W 145.75 feet
S 7°-16'-20"E 114.43 feet
S38°-48'-55"W 61.45 feet
S51°-11'-05"E 82.25 feet
S38°-35'-40"W 188.25 feet
S46°-00'-00"W 206.44 feet
S36°-48'-20"E 279.78 feet

to an iron pipe; thence N51°-48'-50"W 65.65 feet along the extension of the northerly margin of Elias Street to an iron pipe marking the most southeasterly corner of lands of Mazur; thence N38°-31'-45"E 210.35 feet along lands of Mazur and the extension thereof to an iron pipe; thence N51°-48'-50"W 260.25 feet crossing the end of Krull Street to an iron pipe set in the westerly margin of Krull Street and marking the most southeasterly corner of Petrosino; thence

N38°-31'-45"E 80.00 feet along the extension of the westerly margin of Krull Street to an iron pipe marking the most Northeasterly corner of Petrosino thence N50°-15'-00"W 81.77 feet along the northerly line of lands of Petrosino to an iron pipe marking the most northwesterly corner of Petrosino; thence N39°-39'-40"E 130.00 feet along the easterly line of lands of Caldarone, Ruoco and Tolson to an iron pipe marking the most northeasterly corner of lands of Tolson; thence N51°-59'-10"W 53.00 feet along the northerly line of lands of Tolson to an iron pipe marking the most southeasterly corner of lands of Husted; thence N38°-00'-50"E 95.50 feet along the easterly line of lands of Husted, Tenison and Cetnar to an iron pipe marking the most northeasterly corner of lands of Cetnar; thence N51°-59'-10"W 100.00 feet along the northerly line of lands of Cetnar to a point which is the northwesterly corner of lands of Cetnar; thence along the easterly margin of Locust Avenue the following two courses:

N38°-05'-30"E 478.72 feet
N43°-29'-00"E 8.23 feet to a point in the southerly margin

of Lyon Street; thence along the southerly margin of Lyon Street the following eight courses:

N61°-44'-15"E 10.82 feet
N71°-39'-50"E 105.38 feet
N72°-49'-35"E 350.45 feet
N74°-41'-00"E 146.58 feet
N88°-22'-30"E 89.17 feet
S77°-23'-30"E 184.62 feet
S81°-30'-25"E 119.02 feet
S78°-08'-45"E 87.35 feet to the point or place of beginning.

CONTAINING 17.18 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #2: BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southwesterly corner of lands of Stevens; thence S73°-56'-45"W 90.25 feet to a point on a concrete retaining wall; thence N25°-36'-15"W 90.09 feet along the retaining wall and the extension thereof and along the easterly line of lands of Rocco to an iron pipe; thence N73°-23'-45"E 20.50 feet along the southerly line of lands of Merendo to an iron pipe; thence S15°-36'-15"E 33.58 feet along the westerly line of lands of Orapello to an iron pipe; thence N66°-11'-15"E 84.42 feet along the southerly line of lands of Orapello and Ticen to an iron pipe; thence S17°-16'-50"E 67.67 feet along the westerly line of lands of Stevens to the point or place of beginning. CONTAINING 0.15 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #3: BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southeasterly corner of lands of Candello; thence N8°-41'-50"E 109.00 feet along the easterly line of lands of Candello to a point; thence S84°-48'-00"E 344.99 feet to an iron pipe marking the most southwesterly corner of lands of Fyfe; thence along the southerly line of lands of Fyfe the following three courses:

N78°-14'-20"E 37.50 feet to an iron pipe
S51°-45'-40"E 2.50 feet to an iron pipe
N78°-14'-20"E 25.00 feet to an iron pipe

marking the most northwesterly corner of lands of Saul; thence S17°-26'-20"E 133.09 feet along the westerly line of lands of Saul and Centi to an iron pipe set in the northerly margin of Lyon Street; thence along the northerly margin of Lyon Street the following three courses:

S70°-13'-10"W 47.35 feet
N84°-20'-10"W 177.33 feet
N81°-07'-10"W 245.90 feet to the point or place of beginning.

CONTAINING 1.23 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #4 BEGINNING at a point which is the intersection of the westerly margin of Forest Avenue with the northerly bank of the Chuctanunda Creek; thence N23°-49'-10"E 20.98 feet along the westerly margin of Forest Avenue to a lag bolt set in blacktop; thence S89°-34'-05"E 169.40 feet along the southerly line of the Gas Station Parcel to an iron pipe set in blacktop; thence N19°-14'-15"W 59.67 feet along the easterly line of the Gas Station Parcel to an iron pipe set in blacktop in the southerly margin of Lyon Street; thence along the southerly margin of Lyon Street the following

courses:

S85°-27'-50"E 31.67 feet
N70°-13'-10"E 175.00 feet
N65°-11'-20"E 340.74 feet to the northerly bank of the Chuctanunda Creek; thence along the northerly bank of the Chuctanunda Creek the following courses:
S62°-51'-40"W 43.93 feet
S44°-01'-20"W 80.35 feet
S51°-48'-45"W 42.00 feet
S28°-16'-45"W 30.91 feet
S34°-20'-40"W 164.75 feet
S49°-01'-10"W 70.00 feet
S60°-11'-55"W 125.00 feet
N78°-21'-30"W 110.00 feet
N63°-37'-40"W 177.65 feet

to the point or place of beginning. CONTAINING 1.61 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #5: BEGINNING at a point which is the intersection of the westerly margin of Forest Avenue with the northerly margin of Lakeview Place; thence N23°-49'-10"E 73.80 feet along the westerly margin of said Forest Avenue to a point on the southerly bank of the Chuctanunda Creek; thence along the southerly bank of the Chuctanunda Creek the following courses:

S64°-10'-55"E 225.61 feet
S71°-32'-40"E 56.76 feet
S81°-36'-00"E 69.06 feet
N34°-20'-15"E 50.67 feet to a point; thence S38°-04'-00"W 99.72 feet to a point in the northerly margin of Lakeview Place; thence along the northerly margin of Lakeview Place the following courses:
N54°-56'-10"W 53.32 feet
N74°-00'-20"W 307.50 feet to the point or place of beginning.

CONTAINING 0.42 acres of land more or less. All bearings are magnetic for the year 1977.

With respect to any of the above-described lands that lie under the Chuctanunda Creek, the party of the first part conveys its interest only to such lands

SUBJECT to all covenants, conditions and easements of record.

The property herein described does not constitute all or substantially all of the assets of Mohasco Corporation.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part, in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants as follows;

FIRST that the party of the second part shall quietly enjoy the said premises;

SECOND, that the party of the first part will forever WARRANT the title to said premises; and

THIRD, that the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such

CORRECTIVE
WARRANTY DEED

THIS INDENTURE made as of the 6th day of January , 1984 ,

BETWEEN: MOHASCO CORPORATION, a New York Corporation having its principal place of business at 57 Lyon Street, Amsterdam, New York,

Party of the first part,

and

KALMAN AMSTERDAM, a California General Partnership, having an office at 3132 Laguna Street, San Francisco, California, 94132

Party of the second part,

WITNESSETH; that the party of the first part, in consideration of the sum of
--------One and 00/100---------- Dollars ($1.00--------)
lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all

THOSE PIECES OR PARCELS OF LAND situate, lying and being in the City of Amsterdam, County of Montgomery and State of New York, more particularly described as follows:

PARCEL #1: BEGINNING at the intersection of the westerly margin of Forest Avenue and the southerly margin of Lyon Street; thence along the westerly margin of Forest Avenue the following two courses:

S19°-18'-45"W 81.23 feet
S23°-48'-10"W 440.22 feet

to a point marking the most northeasterly corner of lands of Forest Avenue Joint Venture; thence along lands of Forest Avenue Joint Venture the following six courses:

N66°-13'-35"W 125.53 feet
N58°-27'-30"W 84.72 feet
N66°-11'-30"W 76.00 feet
S53°-35'-00"W 33.16 feet
S23°-49'-50"W 90.71 feet
S66°-06'-05"E 301.70 feet

to a point in the westerly margin of Forest Avenue, which point is the most southeasterly corner of lands of Forest Avenue Joint Venture; thence S23°-57'-30"W 31.61 feet along the westerly margin of Forest Avenue to an iron pipe marking the northeasterly corner of lands of Thomas B. Constantino; thence along lands of Thomas B. Constantino the following 16 courses:

N66°-02'-50"W 296.06 feet
N 8°-08'-35"E 5.83 feet
N60°-50'-30"W 51.01 feet
N38°-48'-55"E 47.32 feet
S51°-11'-05"E 1.62 feet
N38°-48'-55"E 57.00 feet
N51°-11'-05"W 28.02 feet
S73°-30'-55"W 111.48 feet
S38°-48'-55"W 111.21 feet
S75°-50'-25"W 145.75 feet
S 7°-16'-20"E 114.43 feet
S38°-48'-55"W 61.45 feet
S51°-11'-05"E 82.25 feet
S38°-35'-40"W 188.25 feet
S46°-00'-00"W 206.44 feet
S36°-48'-20"W 279.78 feet

to an iron pipe; thence N51°-48'-50"W 65.65 feet along the extension of the northerly margin of Elias Street to an iron pipe marking the most southeasterly corner of lands of Mazur; thence N38°-31'-45"E 210.35 feet along lands of Mazur and the extension thereof to an iron pipe; thence N51°-48'-50"W 260.25 feet crossing the end of Krull Street to an iron pipe set in the westerly margin of Krull Street and marking the most southeasterly corner of Patrosino; thence

N38°-31'-45"E 80.00 feet along the extension of the westerly margin of Krull Street to an iron pipe marking the most Northeasterly corner of Petrosino thence N50°-15'-00"W 81.77 feet along the northerly line of lands of Petrosino to an iron pipe marking the most northwesterly corner of Petrosino; thence N39°-39'-40"E 130.00 feet along the easterly line of lands of Caldarone, Ruoco and Tolson to an iron pipe marking the most northeasterly corner of lands of Tolson; thence N51°-59'-10"W 53.00 feet along the northerly line of lands of Tolson to an iron pipe marking the most southeasterly corner of lands of Husted; thence N38°-00'-50"E 95.50 feet along the easterly line of lands of Husted, Tenison and Cetnar to an iron pipe marking the most northeasterly corner of lands of Cetnar; thence N51°-59'-10"W 100.00 feet along the northerly line of lands of Cetnar to a point which is the northwesterly corner of lands of Cetnar; thence along the easterly margin of Locust Avenue the following two courses:

N38°-05'-30"E 478.72 feet
N43°-29'-00"E 8.23 feet to a point in the southerly margin

of Lyon Street; thence along the southerly margin of Lyon Street the following eight courses:

N61°-44'-15"E 10.82 feet
N71°-39'-50"E 105.38 feet
N72°-49'-35"E 350.45 feet
N74°-41'-00"E 146.58 feet
N88°-22'-30"E 89.17 feet
S77°-23'-30"E 184.62 feet
S81°-30'-25"E 119.02 feet
S73°-08'-45"E 87.35 feet to the point or place of beginning.

CONTAINING 17.18 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #2: BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southwesterly corner of lands of Stevens; thence S73°-56'-45"W 90.25 feet to a point on a concrete retaining wall;-- thence N25°-36'-15"W 90.90 feet along the retaining wall and the extension thereof and along the easterly line of lands of Rocco to an iron pipe; thence N73°-23'-45"E 20.50 feet along the southerly line of lands of Marando to an iron pipe; thence S15°-36'-15"E 33.58 feet along the westerly line of lands of Orapello to an iron pipe; thence N66°-11'-15"E 84.42 feet along the southerly line of lands of Orapello and Ticen to an iron pipe; thence S17°-16'-50"E 67.67 feet along the westerly line of lands of Stevens to the point or place of beginning. CONTAINING 0.15 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #3: BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southeasterly corner of lands of Candello; thence N8°-41'-50"E 109.00 feet along the easterly line of lands of Candel to a point; thence S84°-48'-05"E 344.99 feet to an iron pipe marking the most southwesterly corner of lands of Fyfe; thence along the southerly lin of lands of Fyfe the following three courses:

N78°-14'-20"E 37.50 feet to an iron pipe
S51°-45'-40"E 2.50 feet to an iron pipe
N78°-14'-20"E 25.00 feet to an iron pipe

marking the most northwesterly corner of lands of Saul; thence S17°-26'-20"E 133.09 feet along the westerly line of lands of Saul and Canti to an iron pipe set in the northerly margin of Lyon Street; thence along the northerly margin of Lyon Street the following three courses:

S70°-13'-10"W 47.35 feet
N84°-20'-10"W 177.33 feet
N81°-07'-10"W 245.00 feet to the point or place of beginning.

CONTAINING 1.23 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #4 BEGINNING at a point which is the intersection of the westerly margin of Forest Avenue with the northerly bank of the Chuctanunda Creek; thence N23°-49'-10"E 20.98 feet along the westerly margin of Forest Avenue to a lag bolt set in blacktop; thence S89°-34'-05"E 169.40 feet along the southerly line of the Gas Station Parcel to an iron pipe set in blacktop; thence N19°-14'-15"W 59.67 feet along the easterly line of the Gas Station Parcel to an iron pipe set in blacktop in the southerly margin of Lyon Street; thence along the southerly margin of Lyon Street the following

courses:

S85°-27'-50"E	31.67	feet
N70°-13'-10"E	175.00	feet
N65°-11'-20"E	340.74	feet to the northerly bank of the

Chuctanunda Creek; thence along the northerly bank of the Chuctanunda Creek the following courses:

S62°-51'-40"W	43.93	feet
S44°-01'-20"W	80.35	feet
S51°-48'-45"W	42.00	feet
S28°-16'-45"W	30.91	feet
S34°-20'-40"W	164.75	feet
S49°-01'-10"W	70.00	feet
S60°-11'-55"W	125.00	feet
N78°-21'-30"W	110.00	feet
N63°-37'-40"W	177.65	feet

to the point or place of beginning. CONTAINING 1.61 acres of land more or less. All bearings are magnetic for the year 1977.

PARCEL #5: BEGINNING at a point which is the intersection of the westerly margin of Forest Avenue with the northerly margin of Lakeview Place; thence N23°-49'-10"E 73.80 feet along the westerly margin of said Forest Avenue to a point on the southerly bank of the Chuctanunda Creek; thence along the southerly bank of the Chuctanunda Creek the following courses:

S64°-10'-55"E	225.61	feet
S71°-32'-40"E	56.76	feet
S81°-36'-00"E	69.06	feet
N64°-20'-15"E	50.67	feet to a point; thence S38°-04'-00"W

99.72 feet to a point in the northerly margin of Lakeview Place; thence along the northerly margin of Lakeview Place the following courses:

N54°-56'-10"W	53.32	feet
N74°-00'-20"W	307.50	feet to the point or place of beginning.

CONTAINING 0.42 acres of land more or less. All bearings are magnetic for the year 1977.

With respect to any of the above-described lands that lie under the Chuctanunda Creek, the party of the first part conveys its interest only to such lands

SUBJECT to all covenants, conditions and easements of record.

The property herein described does not constitute all or substantially all of the assets of Mohasco Corporation.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part, in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants as follows;

FIRST that the party of the second part shall quietly enjoy the said premises;

SECOND, that the party of the first part will forever WARRANT the title to said premises; and

THIRD, that the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such

consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

This is a CORRECTIVE DEED given solely for the purpose of correcting (a) the direction of the 25th course of Parcel #1; (b) the distance of the second course of Parcel #2; and (c) the direction of the second course of Parcel #3. CONSIDERATION FOR THIS CONVEYANCE IS LESS THAN $100.00.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the day and year first above written.

MOHASCO CORPORATION

By: Albert F. Smith
Albert F. Smith
Treasurer

Attest:
William T. Brazell
William T. Brazell,
Secretary

(Corp. Seal)

STATE OF NEW YORK :

COUNTY OF MONTGOMERY : ss.:

On March 6, 1984, before me personally came Albert F. Smith, to me known, and who, being by me duly sworn, did depose and say that deponent resides at Upper Steadwell Road, Amsterdam, New York, deponent is Treasurer of Mohasco Corporation, the corporation described in and which executed the foregoing instrument; deponent knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.

Sheila P. Boyle
Notary Public - State of New York
My Commission Expires 3/30/85

A20

RECORD AND RETURN TO:

KALMAN AMSTERDAM
3132 Laguna Street
San Francisco, CA 94123

RECEIVED
$ [illegible]
REAL ESTATE
MAR 7 - 1984
TRANSFER TAX
MONTGOMERY
COUNTY

STATE OF NEW YORK) SS
MONTGOMERY COUNTY)

Recorded on the 7th day of March 19 84 at 10:08 o'clock A M. in Book 441 of Deeds at page 34 and examined.

Christine M Menge
CLERK

A 89 |

Standard N.Y.B.T.U. Form 3007
Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PL. AT WATER WAY, N. Y. C. 10005

LIBER 474 PAGE 067

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 11TH day of June, nineteen hundred and eighty-seven

BETWEEN

Kalman Amsterdam, A California General Partnership, having an office at c/o Sam Kalman, 3132 Laguna Street, San Francisco, California; 94123.

party of the first part, and

Thomas B. Constantino, having an office at:c/o The Noteworthy Company, 100 Church Street, Amsterdam, New York,12010.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ----------

ONE---------- dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.

BEGINNING at the intersection of the westerly margin of Forest Ave. and the southerly margin of Lyon St.; thence along the westerly margin ofForest Ave. the following two courses:

S19°-18'-45"W 81.23 feet
S23°-48'-10"W 440.22 feet

to a point marking the most northeasterly corner of lands of Forest Ave. Joint Venture; thence along lands of Forest Ave. Joint Venture the following six courses:

N66°-13'-35"W 125.53 feet
N58°-27'-30"W 84.72 feet
N66°-11'-30"W 76.00 feet
S53°-35'-00"W 33.16 feet
S23°-49'-50"W 90.71 feet
S66°-06'-05"E 301.70 feet to a point in the westerly margin of Forest Ave, which point is the most southeasterly corner of lands of Forest Ave. Joint Venture; thence S23°-57'-30"W 31.61 feet along the westerly margin of Forest Ave. to an iron pipe marking the northeasterly corner of lands of Thomas B. Constantino; thence along lands of Thomas B. Constantino the following 16 courses:

N66°-02'-50"W 296.06 feet
N 8°-08'-35"E 5.83 feet
N60°-50'-30"W 51.01 feet
N38°-48'-55"E 47.32 feet
S51°-11'-05"E 1.62 feet

Continued -- See Schedule A attached.

Schedule A Continued

N38°-48'-55"E	57.00 feet
N51°-11'-05"W	28.02 feet
S73°-30'-55"W	111.48 feet
S38°-48'-55"W	111.21 feet
S75°-50'-25"W	145.75 feet
S 7°-16'-20"E	114.43 feet
S38°-48'-55"W	61.45 feet
S51°-11'-05"E	82.25 feet
S38°-35'-40"W	188.25 feet
S46°-00'-00"W	206.44 feet
S36°-48'-20"W	279.78 feet to an iron pipe; thence N51°-48'-

50"W 65.65 feet along the extension of the northerly margin of Elias street to an iron pipe marking the most southeasterly corner of lands of Mazur; thence N38°-31'-45"E 210.35 feet along lands of Mazur and the extension therof to an iron pipe; thence N51°-48'-50"W 260.25 feet crossing the end of Krull St. to an iron pipe set in the westerly margin of Krull St. and marking the most southeasterly corner of Petrosino; thence N38°-31'-45"E 80.00 feet along the extension of the westerly margin of Krull St. to an iron pipe marking the most Northeasterly corner of Petrosino thence N50°-15'-00"W 81.77 feet along the northerly line of lands of Petrosino to an iron pipe marking the most northwesterly corner of Petrosino; thence N39°-39'-40"E 130.00 feet along the easterly line of lands of Caldarone, Ruoco and Tolson to an iron pipe marking the most northeasterly corner of lands of Tolson; thence N51°-59'-10"W 53.00 feet along the northerly line of lands of

-Continued-

Schedule A Continued

Parcel 3

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery and State of New York.

BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southeasterly corner of lands of Candello; thence N8°-41'-50"E 109.00 feet along the easterly line of lands of Candello to a point; thence S84°-48'-05"E 344.99 feet to an iron pipe marking the most southwesterly corner of lands of Fyfe; thence along the southerly line of lands of Fyfe the following three courses:

N78°-14'-20"E 37.50 feet to an iron pipe
S51°-45'-40"E 2.50 feet to an iron pipe
N78°-14'-20"E 25.00 feet to an iron pipe

marking the most northwesterly corner of lands of Saul; thence S17°-26'-20"E 133.09 feet along the westerly line of lands of Saul and Centi to an iron pipe set in the northerly margin of Lyon St.; thence along the northerly margin of Lyon St. the following three courses:

S70°-13'-10"W 47.35 feet
N84°-20'-10"W 177.33 feet
N81°-07'-10"W 245.00 feet to the point or place of beginning

CONTAINING 1.23 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

-Continued-

Schedule A Continued.

Parcel 2

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.

BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southwesterly corner of lands of Stevens; thence S73°-56'-45"W 90.25 feet to a point on a concrete retaining wall; thence N25°-36'-15"W 90.90 feet along the retaining wall and the extension thereof and along the easterly line of lands of Rocco to an iron pipe; thence N73°-23'-45"E 20.50 feet along the southerly line of lands of Merendo to an iron pipe; thence S15°-36'-15"E 33.58 feet along the westerly line of lands of Orapello to an iron pipe; thence N66°-11'-15"E 84.42 feet along the southerly line of lands of Orapello and Ticen to an iron pipe; thence S17°-16'-50"E 67.67 feet along the westerly line of lands of Stevens to the point or place of beginning.

CONTAINING 0.15 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

-Continued-

Schedule A Continued

Tolson to an iron pipe marking the most southeasterly corn er of lands of Husted; thence N38°-00'-50"E 95.50 feet along the easterly line of lands of Husted, Tenison and Cetnar to an iron pipe marking the most northeasterly corner of lands of Cetnar; thence N51°-59'-10"W 100.00 feet along the northerly line of lands of Cetnar to a point which is the northwesterly corner of lands of Cetnar; thence along the easterly margin of Locust Ave. the following two courses:

N38°-05'-30"E 478.72 feet
N43°-29'-00"E 8.23 feet to a point in the southerly margin of Lyon St.; thence along the southerly margin of Lyon St. the following eight courses:

N61°-44'-15"E 10.82 feet
N71°-39'-50"E 105.38 feet
N72°-49'-35"E 350.45 feet
N74°-41'-00"E 146.58 feet
N88°-22'-30"E 89.17 feet
S77°-23'-30"E 784.62 feet
S81°-30'-25"E 119.02 feet
S78°-08'-45"E 87.35 feet to the point or place of beginning.

CONTAINING 17.18 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

-Continued-

Schedule A Continued

Parcel 4

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.
BEGINNING at a point which is the intersection of the westerly margin of Forest Ave. with the northerly bank of the Chuctanunda Creek: thence N23°-49'10" E 20.98 feet along the westerly margin of Forest Avenue to a lag bolt set in blacktop. thence S89° - 34'-05" E 169.40 feet along the southerly line of the Gas Station Parcel to an iron pipe set in blacktop; thence N19°-14'15" W. 59.67 feet along the easterly line of the Gas Station Parcel to an iron pipe set in blacktop in the southerly margin of Lyon Street; thence along the southerly margin of Lyon Street the following courses:

S85°-27'50"E 31.67 feet
N70°-13'10"E 175.00 feet
N65°-11-20"E. 340.74 feet to the northerly bank of the Chuctanunda Creek; thence along the northerly bank of the Chuctanunda Creek the following courses:

S62°-51'-40"W 43.93 feet
S44°-01'-20"W 80.35 feet
S51°-48'-45"W 42.00 feet
S28°-16'-45"W 30.91 feet
S34°-20'-40"W 164.75 feet
S49°-01'-10"W 70.00 feet
S60°-11'-55"W 125.00 feet
N78°-21'-30"W 110.00 feet
N63°-37'-40"W 177.65 feet to the point or place of beginning

CONTAINING 1.61 acres of land more or less.
ALL BEARINGS are magnetic for the year 1977.

-Continued-

Together with the appurtenances, and also all the estate which the said testator had at the time of his decease in said premises, and also the estate therein, which the parties of the first part have or have power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

Subject to the trust fund provisions of Section 13 of the Lien Law.

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Thomas Cummings L.S.
THOMAS CUMMINGS, Trustee

John Colangelo L.S.
JOHN COLANGELO, Trustee

Stanley J. Wawrejko L.S.
STANLEY J. WAWREJKO, Trustee

THIS INDENTURE, made the 27TH day of January, nineteen hundred and ninety-two, between THOMAS CUMMINGS, 111 Stewart Street, Amsterdam, New York 12010, JOHN COLANGELO, 21 Sylvia Lane, Amsterdam, New York 12010 and STANLEY J. WAWREJKO, 15 Eva Street, Latham, New York 12110, as Trustees of a trust created under the Last Will and Testament of THOMAS B. CONSTANTINO, late of the City of Amsterdam, County of Montgomery and State of New York, deceased, parties of the first part, and NIZMEISTER REALTY CORP., a New York State corporation having a place of business at 20 Cornell Drive, Great Neck, New York 11020, party of the second part:

WITNESSETH, that the parties of the first part, by virtue of the power and authority to them given in and by the said Last Will and Testament, and in consideration of Six Hundred Ninety Thousand and no/100 ($690,000.00) Dollars, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns forever, all those certain tracts, pieces and parcels of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York, as the same are more particularly described on Schedule A, attached hereto and made a part hereof.

This conveyance is made subject to all enforceable covenants, conditions, restrictions and easements of record and zoning and environmental protection laws and rules and regulations affecting the premises. This conveyance is also made subject to existing tenancies, any unpaid installments of street or other improvement assessments payable after the date hereof, and any state of facts which an inspection and/or accurate survey may show.

Being a portion of the same premises conveyed by Kalman Amsterdam to Thomas B. Constantino by deed dated June 11, 1987 and recorded in the Montgomery County Clerk's Office on June 16, 1987 in Book 474 of Deeds at Page 67.

The said Thomas B. Constantino died a resident of the County of Montgomery and State of New York on September 25, 1989, leaving a Last Will and Testament that was duly admitted to probate by the Montgomery County Surrogate's Court on October 30, 1989. The Montgomery County Surrogate's Court file number for the Estate of Thomas B. Constantino is 966-32. The premises conveyed herein were devised under said Last Will and Testament to the parties of the first part herein as Trustees of a trust created under paragraph Eighth thereof. Letters of Trusteeship were duly granted to the parties of the first part herein by the Montgomery County Surrogate's Court on October 30, 1989.

Schedule A Continued

Parcel 5

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.

BEGINNING at a point which is the intersection of the westerly margin of Forest Ave. with the northerly margin of Lakeview Place; thence N23°-49'-10"E 73.80 feet along the westerly margin of said Forest Ave. to a point on the southerly bank of the Chuctanunda Creek; thence along the southerly bank of the Chuctanunda Creek the following courses:

S64°-10'-55"E 225.61 feet
S71°-32'-40"E 56.76 feet
S81°-36'-00"E 69.06 feet
N64°-20'-15"E 50.67 feet to a point; thence S38°-04'-00"W 99.72 feet to a point in the northerly margin of Lakeview Place; thence along the northerly margin of Lakeview Place the following courses:

N54°-56'-10"W 53.32 feet
N74°-00'-20"W 307.50 feet to the point or place of beginning.

CONTAINING 0.42 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

Being the same premises as described in a deed from Mohasco Corporation to Kalman Amsterdam, A California General Partnership dated January 6, 1984 and recorded in the Montgomery County Clerk's Office on January 6, 1984 in Book 440 of Deeds at Page 453, corrected by deed recorded March 8, 1984 in Book 441 of Deeds at Page 34.

With respect to any of the above-described lands that lie under the Chuctanunda Creek, the party of the first part conveys only any interest it may have in such lands.

SUBJECT to all covenants, conditions and easements of record.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

On this 27TH day of January, Nineteen Hundred and Ninety-Two before me, the subscriber, personally appeared, THOMAS CUMMINGS, one of the Trustees of a trust created under the Last Will and Testament of THOMAS B. CONSTANTINO, deceased, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same as such Trustee as aforesaid for the purposes therein mentioned.

Notary Public

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

On this 27TH day of January, Nineteen Hundred and Ninety-Two before me, the subscriber, personally appeared, JOHN COLANGELO, one of the Trustees of a trust created under the Last Will and Testament of THOMAS B. CONSTANTINO, deceased, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same as such Trustee as aforesaid for the purposes therein mentioned.

Notary Public

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

On this 27TH day of January, Nineteen Hundred and Ninety-Two before me, the subscriber, personally appeared, STANLEY J. WAWREJKO, one of the Trustees of a trust created under the Last Will and Testament of THOMAS B. CONSTANTINO, deceased, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same as such Trustee as aforesaid for the purposes therein mentioned.

Notary Public

R+R THOMAS KWIATKOWSKI ESQ
131 TULIP AVENUE
FLORAL PARK NY 11001

SCHEDULE A

LIBER 547 PAGE 305

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.

BEGINNING at the intersection of the westerly margin of Forest Ave. and the southerly margin of Lyon St.; thence along the westerly margin of Forest Ave. the following two courses:

S19°-18'-45"W 81.23 feet
S23°-48'-10"W 440.22 feet

to a point marking the most northeasterly corner of lands of Forest Ave. Joint Venture; thence along lands of Forest Ave. Joint Venture the following six courses:

N66°-13'-35"W 125.53 feet
N58°-27'-30"W 84.72 feet
N66°-11'-30"W 76.00 feet
S53°-35'-00"W 33.16 feet
S23°-49'-50"W 90.71 feet
S66°-06'-05"E 301.70 feet to a point in the westerly margin of Forest Ave, which point is the most southeasterly corner of lands of Forest Ave. Joint Venture; thence S23°-57'-30"W 31.61 feet along the westerly margin of Forest Ave. to an iron pipe marking the northeasterly corner of lands of Thomas B. Constantino; thence along lands of Thomas B. Constantino the following 16 courses:

N66°-02'-50"W 296.06 feet
N 8°-08'-35"E 5.83 feet
N60°-50'-30"W 51.01 feet
N38°-48'-55"E 47.32 feet
S51°-11'-05"E 1.62 feet
N38°-48'-55"E 57.00 feet
N51°-11'-05"W 28.02 feet
S73°-30'-55"W 111.48 feet
S38°-48'-55"W 111.21 feet
S75°-50'-25"W 145.75 feet
S 7°-16'-20"E 114.43 feet
S38°-48'-55"W 61.45 feet
S51°-11'-05"E 82.25 feet
S38°-35'-40"W 188.25 feet
S46°-00'-00"W 206.44 feet
S36°-48'-20"W 279.78 feet to an iron pipe; thence N51°-48'-50"W 65.65 feet along the extension of the northerly margin of Elias Street to an iron pipe marking the most southeasterly corner of lands of Mazur; thence N38°-31'-45"E 210.35 feet along lands of Mazur and the extension thereof to an iron pipe; thence N51°-48'-50"W 260.25 feet crossing the end of Krull St. to an iron pipe set in the westerly margin of Krull St. and marking the most southeasterly corner of Petrosino; thence N38°-31'-45"E 80.00 feet along the extension of the westerly margin of Krull St. to an iron pipe marking the most Northeasterly corner of Petrosino thence N50°-15'-00"W 81.77 feet along the northerly line of lands of Petrosino to an iron pipe marking the

most northwesterly corner of Petrosino; thence N39°-39'-40"E 130.00 feet along the easterly line of lands of Caldarone, Rocco and Tolson to an iron pipe marking the most northeasterly corner of lands of Tolson; thence N51°-59'-10"W 53.00 feet along the northerly line of lands of Tolson to an iron pipe marking the most southeasterly corner of lands of Husted; thence N38°-00'-50"E 95.50 feet along the easterly line of lands of Husted, Tenison and Cetnar to an iron pipe marking the most northeasterly corner of lands of Cetnar; thence N51°-59'-10"W 100.00 feet along the northerly line of lands of Cetnar to a point which is the northwesterly corner of lands of Cetnar; thence along the easterly margin of Locust Ave. the following two courses:

N38°-05'-30"E 478.72 feet
N43°-29'-00"E 8.23 feet to a point in the southerly margin of Lyon St.; thence along the southerly margin of Lyon St. the followin eight courses:

N61°-44'-15"E 10.82 feet
N71°-39'-50"E 105.38 feet
N72°-49'-35"E 350.45 feet
N74°-41'-00"E 146.58 feet
N82°-22'-30"E 89.17 feet
S77°-23'-30"E 784.62 feet
S81°-30'-25"E 119.02 feet
S78°-08'-45"E 87.35 feet to the point or place of beginning.

CONTAINING 17.18 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

Parcel 2

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.

BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southwesterly corner of lands of Stevens; thence S73°-56'-45"W 90.25 feet to a point on a concrete retaining wall; thence N25°-36'-15"W 90.90 feet along the retaining wall and the extension thereof and along the easterly line of lands of Rocco to an iron pipe; thence N73°-23'-45"E 20.50 feet along the southerly line of lands of Merendo to an iron pipe; thence S15°-36'-15"E 33.58 feet along the westerly line of lands of Orapello to an iron pipe; thence N66°-11'-15"E 84.42 feet along the southerly line of lands of Orapello and Ficen to an iron pipe; thence S17°-16'-50"E 67.67 feet along the westerly line of lands of Stevens to the point or place of beginning.

CONTAINING 0.15 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977. Schedule

Parcel 3

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery and State of New York.

BEGINNING at an iron pipe set in the northerly margin of Lyon Street and marking the most southeasterly corner of lands of Candello; thence N8°-41'-50"E 109.00 feet along the easterly line of lands of Candello to a point; thence S84°-48'-05"E 344.99 feet to an iron pipe marking the most southwesterly corner of lands of Fyfe; thence along the southerly line of lands of Fyfe the followin three courses:

N78°-14'-20"E 37.50 feet to an iron pipe
S51°-45'-40"E 2.50 feet to an iron pipe
N78°-14'-20"E 25.00 feet to an iron pipe

marking the most northwesterly corner of lands of Saul; thence S17°-26'-20"E 133.09 feet along the westerly line of lands of Saul and Centi to an iron pipe set in the northerly margin of Lyon St. thence along the northerly margin of Lyon St. the following three courses:

S70°-13'-10"W 47.35 feet
N84°-20'-10"W 177.33 feet
N81°-07'-10"W 245.00 feet to the point or place of beginni

CONTAINING 1.23 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

Parcel 4

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.
BEGINNING at a point which is the intersection of the westerly margin of Forest Ave. with the northerly bank of the Chuctanunda Creek: thence N23°-49'10" E 20.98 feet along the westerly margin of Forest Avenue to a lag bolt set in blacktop. thence S89° - 34'-05" E 169.40 feet along the southerly line of the Gas Station Parcel to an iron pipe set in blacktop: thence N19°-14'15" W. 59.67 feet along the easterly line of the Gas Station Parcel to an iron pipe set in blacktop in the southerly margin of Lyon Street; thence along the southerly margin of Lyon Street the following courses:

S85°-27'50"E 31.67 feet
N70°-13'10"E 175.00 feet
N65°-11-20"E. 340.74 feet to the northerly bank of the Chuctanunda Creek; thence along the northerly bank of the Chuctanunda Creek the following courses:

S62°-51'-40"W 43.93 feet
S44°-01'-20"W 80.35 feet
S51°-48'-45"W 42.00 feet

S34°-20'-40"E 164.75 feet
S49°-01'-10"E 70.00 feet
S60°-11'-55"W 125.00 feet
N78°-21'-30"W 110.00 feet
N63°-37'-40"W 177.65 feet to the point or place of beginnir

CONTAINING 1.61 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

Parcel 5

ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery, and State of New York.

BEGINNING at a point which is the intersection of the westerly margin of Forest Ave. with the northerly margin of Lakeview Place; thence N23°-49'-10"E 73.80 feet along the westerly margin of said Forest Ave. to a point on the southerly bank of the Chuctanunda Creek; thence along the southerly bank of the Chuctanunda Creek the following courses:

S64°-10'-55"E 225.61 feet
S71°-32'-40"E 56.76 feet
S81°-36'-00"E 69.06 feet
N64°-20'-15"E 50.67 feet to a point; thence S38°-04'-00"W 99.72 feet to a point in the northerly margin of Lakeview Place; thence along the northerly margin of Lakeview Place the following courses:

N54°-56'-10"W 53.32 feet
N74°-00'-20"W 307.50 feet to the point or place of beginning

CONTAINING 0.42 acres of land more or less.

ALL BEARINGS are magnetic for the year 1977.

With respect to any of the above-described lands that lie under the Chuctanunda Creek, the party of the first part conveys only any interest it may have in such lands.

EXCEPTING AND RESERVING from the hereinabove described premises the following pieces and parcels of land:

PARCEL A

ALL THAT PIECE OR PARCEL of land situate, lying and being in the City of Amsterdam, County of Montgomery and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point marked by a lag bolt in pavement, said point marking the most southwest corner of lands conveyed to Centi by deed recorded in the Montgomery County Clerk's Office in Book 376 of Deeds at Page 1105 and said point being in the northerly margin of Lyon Street; thence from said point of beginning running S 70° 13' 10" W along the margin of Lyon Street for a distance of 47.35 feet to a point; thence running N 84° 20' 10" W along the margin of Lyon Street for a distance of 177.33 feet to a point; thence running N 5° 11' 55" E for a distance of 124.52 feet to a point; thence running S 84° 48' 05" E for a distance of 107.14 feet to a point marked by a set iron pipe in concrete; thence running N 78° 14' 20" E for a distance of 37.30 feet to a set iron pipe in concrete; thence running S 51° 45' 40" E for a distance of 2.50 feet to a set iron pipe in concrete; thence running N 78° 14' 20" E for a distance of 25.00 feet to an iron pipe set in concrete; thence running S 17° 26' 20" E along lands now or formerly of Saul and lands now or formerly of Centi on the east for a distance of 133.09 feet to the point or place of beginning. Containing 0.58 acres of land more or less.

PARCEL B

ALSO, ALL THAT PIECE or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery and State of New York, being more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the westerly margin of Forest Avenue and marking the most northeasterly corner of lands conveyed to Thomas B. Constantino by a deed recorded in the Montgomery County Clerk's Office in Book 412 of Deeds at Page 263; thence along lands of Constantino the following courses: N 66°-02'-50" W 296.06 feet, N 08°-08'-35" E 5.83 feet, N 60°-50'-30" W 51.01 feet, N 38°-48'-55" E 47.32 feet, S 51°-11'-05" E 1.62 feet, N 38°-48'-55" E 57.00 feet, N 51°-11'-05" W 28.02 feet and S 73°-30'-55" W 111.48 feet to an iron pipe; thence through lands of Constantino the following courses: N 16°-25'-05" W 12.53 feet, N 70°-03'-00" E 187.56 feet, and S 66°-13'-35" E

319.38 feet to a point in the westerly margin of Forest Avenue, thence along the westerly margin of Forest Avenue S 23°-48'-10" W 32.00 feet to the northeast corner of lands of Forest Avenue Joint Venture, thence along lands of Forest Avenue Joint Venture the following courses: N 66°-13'-35" W 125.53 feet, N 58°-27'-30" W 84.72 feet, N 66°-11'-30" W 76.00 feet, S 53°-35'-00" W 33.16 feet, S 23°-49'-50" W 90.71 feet and S 66°-05'-05" E 301.70 feet to a point in the westerly margin of Forest Avenue, thence along the westerly margin of Forest Avenue S 23°-57'-30" W 31.61 feet to the point or place of beginning, and containing 0.58 acres of land more or less.

ALSO EXCEPTING AND RESERVING to the parties of the first part, and their successors and assigns, a revocable license for purposes of ingress and egress from Forest Avenue through the lands conveyed to the party of the second part herein and leading to the basement entrance located on the rear of Building 32, which is being retained by the parties of the first part.

The location of said license to be as designated by the party of the second part or future owner(s) from time to time and only where and to the extent necessary to widen the strip of land retained by the parties of the first part in Parcel B above so as to permit said ingress and egress.

Said license may be revoked or terminated upon 30 days' written notice and the party of the second part or any subsequent owner(s) is authorized to record such termination with the County Clerk of the County wherein the subject property is located.

ALSO EXCEPTING AND RESERVING from the premises hereinabove described any right of way over lands retained by the parties of the first part herein, as described in a deed from Mohasco Corporation to Thomas B. Constantino dated April 19, 1977, and recorded in the Montgomery County Clerk's Office on April 19, 1977 in Book 412 of Deeds at Page 263.

RECEIVED
$ Paid to State
REAL ESTATE
FEB 5 1992
TRANSFER TAX
MONTGOMERY
COUNTY

-- 0861

RECEIVED
MONTGOMERY COUNTY
CLERK'S OFFICE
Feb 5 2 08 PM '92
FONDA, NEW YORK

STATE OF NEW YORK }
MONTGOMERY COUNTY } SS

Recorded on the 5th day of Feb. 1992 at 2:08 o'clock P. M. in Book 547 of Deeds at page 302 and examined.

Helen A. Baitinger
CLERK

THIS INDENTURE, made this 23rd day of December, 1994, between KIM BRUMLEY, CITY OF AMSTERDAM CONTROLLER, 61 Church Street, Amsterdam, New York, party of the first part, and the CITY OF AMSTERDAM, NEW YORK, a municipal corporation located in the County of Montgomery and State of New York, having its principal office at No. 61 Church Street, Amsterdam, New York, party of the second part.

W I T N E S S E T H

WHEREAS, an action entitled "In the Matter of Foreclosure of Tax Liens, pursuant to Article Eleven, Title Three, of the Real Property Tax Law by the City of Amsterdam, New York, List of Delinquent Taxes for 1993", was duly brought by the City of Amsterdam for the foreclosure of certain tax liens, by the due filing of a List of Delinquent Taxes in the Office of the County Clerk of the County of Montgomery, New York, on the 30th day of June, 1994, and due mailing thereof to owners of all property affected and other interested parsons, and

WHEREAS, at a Term of said County Court held at the County Courthouse, in the Village of Fonda, New York, on the 10th day of December, 1994, Judgment was duly entered, wherein it was among other things, ordered, adjudged and decreed by the said Court that the party of the first part, as City Controller of the City of Amsterdam, should execute and deliver to the party of the second part, a Deed to the certain parcels and tracts of land hereinafter more specifically described, and

WHEREAS, the said Judgment was duly entered in the Montgomery County Clerk's Office on the 13th day of December, 1994,

NOW, THEREFORE, the party of the first part, by virtue of and in pursuant of the aforesaid Judgment and the statutes in such cases made and provided, and for and in consideration of the sum of One ($1.00) Dollar to her and in hand paid, the receipt whereof is hereby acknowledged and other good and valuable consideration does hereby grant and convey unto the party of the second part, its successors and assigns, a full and complete title in and to:

ALL THOSE TRACTS OR PARCELS OF LAND, situate in the City of Amsterdam, County of Montgomery and State of New York, bounded and described as follows:

DELINQUENT TAXES FOR 1993

NIZNEISTER REALTY CO., SBL #40.13-4-23.12 AND 40.13-4-23.1 and being parcels designated by Serial No. 1 on the list of delinquent taxes for 1992.

TO HAVE AND TO HOLD ALL SINGULAR, the premises above mentioned and described and hereby conveyed, unto the party of the second part, its successors and assigns forever.

APPENDIX D

ALPHA EARTH DISCLAIMER

ALPHA EARTH, INC.
DISCLAIMER AND LIMITED WARRANTY

Alpha Earth is engaged in the environmental assessment of real estate. Alpha Earth warrants that it has expertise in conducting such assessments and further warrants that the assessment will be conducted in accordance with accepted industry practices and standards as to the detection of industrial and hazardous contamination.

Alpha Earth has only been retained to perform an assessment in accordance with the "Scope of Work" described in the client-contractor agreement and also described in this report. Alpha Earth has undertaken no efforts to perform any investigation beyond that specified in the "Scope of Work" and no reliance should be placed on any statements, gratuitous or otherwise, contained in this report which are beyond the "Scope of Work".

Alpha Earth will not be liable for loss or damage by reason of conditions created subsequent to the date the assessment is performed or for conditions existing before the date the assessment was performed and known to the client but not known to Alpha Earth or disclosed to it in writing by the client. This report should be considered a reliable assessment of the property condition only as of the date of the assessment. Changing conditions and use of the property could render this report inaccurate or incomplete with the passage of time.

This report is intended to be utilized solely by the client unless otherwise indicated. It may be relied on only by the client unless otherwise indicated, and warranties set forth in this report extend only to the client or other designated party.

There are no express warranties except as listed above.

All express and implied warranties, including the warranties of merchantability and fitness for a particular purpose, are limited to a period of one year. Duration of implied warranties, if any, are limited to a period of one year. Some states do not allow the exclusion or limitation of implied warranties or liability for incidental or consequential damages or limitations on how long any implied warranty lasts, so the above exclusion or limitation may not apply. This warranty gives specific legal rights and the client may have other rights which vary from state to state.