November 10, 2021

Ms. Ruth Curley, P.E.
Division Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016

Re: Former Mohasco Mills Complex – 2021 Annual Site Inspection
Forest Avenue & Lyon Street
Amsterdam, Montgomery County, New York
NYSDEC Site #: B-00052-4

Dear Ms. Curley:

LaBella Associates, D.P.C. (LaBella) visited the former Mohasco Mills Complex (NYSDEC Site #: B-00052-4) on August 23, 2021 to perform the 2021 Annual Site Inspection in accordance with the Site Management Plan (ENSR, 2007). Sierra Vaverchak and Todd Rollend of LaBella performed the inspection. The observations are included in the attached Site Inspection Checklist and Site Map (**Attachment A**).

Observations
Engineering controls that were instituted (capping, fencing, creek banks, vegetation, etc.) on the Former Mohasco Mills Site in 2006 are in good condition and fully functional with the following exceptions noted below. Cover vegetation appears to be thick and unstressed. The visual inspection of the engineering controls revealed the following deficiencies:

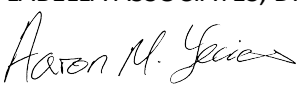
- A pothole in the pavement, approximately 18 inches wide was observed along the southern portion of the Chuctanunda Creek (Appendix A – **Photograph 1**);
- An animal burrow, approximately 10 inches wide, was observed along the southern portion of the Chuctanunda Creek (Appendix A – **Photograph 2**);
- Missing side rails on the footbridge over the Chuctanunda Creek (Appendix A – **Photograph 3)**
- Damaged and missing railings on the retaining wall north of the creek were also observed during the site inspection (Appendix A – **Photograph 4**); and,
- A sinkhole in the soil cap/cover material, surrounded by Amsterdam Department of Public Works barricades, was observed along Lyon Street adjacent to Wilbur Street (Appendix A – **Photograph 5**).

Recommendations
The following remedies are recommended to repair and restore the engineering controls at the Site:

- The pothole in the pavement and animal burrow south of the Chuctanunda Creek should be properly closed and taken care of by the responsible party;
- The missing rails on the footbridge and the damaged and missing railings on the retaining wall shall be replaced by the responsible party; and,
- The sinkhole in the soil cap/cover material should be repaired and restored by the responsible party. It appears that the sinkhole in Photograph 5 may have been caused by a broken water or sewer pipe. This should be assessed and repaired prior to any soil cap/cover restoration.

If you have any questions regarding the information contained herein, please contact LaBella at (518) 885-5383.

Respectfully submitted,
LABELLA ASSOCIATES, D.P.C.



For:

Sierra Vaverchak
Environmental Geologist



Aaron Yecies, CPG, P.G.
Environmental Consulting Program Manager

Attachments:

Attachment A – Executed Site Inspection Checklist
Appendix A – Photographic Log

cc: Linette Waling – Sticker Mule

ATTACHMENT A

Site Inspection Checklist and Site Map

SITE INSPECTION CHECKLIST
FORMER MOHASCO MILL COMPLEX SITE
CITY OF AMSTERDAM, MONTGOMERY COUNTY, NY
NYSDEC SITE NUMBER B-00052-4

Type of Inspection: X Scheduled _____ Response to Storm Event

Date of Inspection: August 23, 2021

Personnel Present: Sierra Vaverchak & Todd Rollend

Weather Conditions: Scattered showers, 77 F

INSPECTION ITEMS	COMMENTS/NEED FOR ACTION *Conditions are acceptable unless noted.*
Soil Cap Integrity	A sinkhole was observed adjacent to Wilbur Street. Amsterdam DPW had barricades around the sinkhole. Is Amsterdam DPW responsible for repairing the sinkhole and restoring the cap/cover material?
6” topsoil	
18” clean fill layer	
Geotextile demarcation layer	
4” minimum cushion layer	
Site Drainage	
Erosion features	
No significant ponding	
Settling of former foundations	
Cover Vegetation	
Healthy, no stress	
Creek Banks	
Slope stability	
Vectors	
Holes from burrowing	An approximate 10" wide animal burrow was observed along the south side of the Chuctanunda Creek.
Gravel Access Road	
Roadbed gravel cover	
Armor stone reinforced areas	

Institutional Controls

Deed restriction violations (disturbances)

Pedestrian Footbridge

Structural integrity of decking and hand rails

Missing side rails on the footbridge were observed.

Chain-link Fencing/Gates

COMMENTS/FOLLOW UP NEEDS:

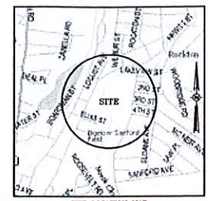
A pothole in the asphalt, approximately 18" wide was observed along the south side of the Chutanunda Creek and retaining wall. The missing railings on the footbridge over Chuctanda Creek should be replaced.

While we cannot discern if the retaining walls along the Chuctanunda Creek are included in the annual inspections, the damaged and missing railings were observed on the retaining wall north of the creek. These should be replaced as safety precautions.

The cause of the sinkhole should be investigated and repaired, followed by restoration of the soil cap/cover.

XREFS: NONE

PROJECT NUMBER: 08-8343



SITE LOCATION MAP
NOT TO SCALE

PORTION OF LANDS OF THE
CITY OF AMSTERDAM, NEW YORK
AREAS AFFECTED BY ENGINEERING CONTROLS
CITY OF AMSTERDAM, COUNTY OF MONTGOMERY, STATE OF NEW YORK
TOTAL AREA= 3.034 ACRES OF LAND

All those certain tracts, pieces or parcels of land situate, lying and being in the City of Amsterdam, County of Montgomery, State of New York, lying North west of Forest Avenue, South of Lyon Street, and Southeast of Locust Avenue, and being more particularly bounded and described as follows:

ENGINEERING CONTROLS PARCEL 1 AREA= 1.50 ACRES OF LAND
COMMENCING at the point of intersection of the Westerly street boundary of Forest Avenue with the Southerly street boundary of Lyon Street and runs thence from said point of commencement along said Southerly street boundary the following three (3) courses: 1) North 76 deg. 08 min. 45 sec. West 87.35 feet to a point; 2) North 81 deg. 30 min. 25 sec. West 119.02 feet to a point; and 3) North 77 deg. 23 min. 30 sec. West 16.08 feet to the point of beginning of the herein described Parcel 1 and runs thence from said point of beginning through the lands now or formerly of the City of Amsterdam, New York as described in Book 587 of Deeds at Page 123 the following twenty-four (24) courses: 1) South 08 deg. 54 min. 51 sec. West 87.16 feet to a point; 2) North 86 deg. 09 min. 46 sec. West 49.81 feet to a point; 3) North 10 deg. 34 min. 15 sec. West 11.65 feet to a point; 4) North 82 deg. 05 min. 44 sec. West 65.81 feet to a point; 5) South 83 deg. 39 min. 54 sec. West 14.02 feet to a point; 6) South 69 deg. 35 min. 25 sec. West 22.89 feet to a point; 7) South 67 deg. 59 min. 58 sec. West 51.96 feet to a point; 8) South 00 deg. 20 min. 09 sec. West 91.32 feet to a point; 9) South 01 deg. 29 min. 30 sec. West 64.08 feet to a point; 10) South 37 deg. 45 min. 08 sec. East 21.95 feet to a point; 11) South 61 deg. 03 min. 58 sec. West 20.99 feet to a point; 12) South 73 deg. 39 min. 17 sec. West 16.65 feet to a point; 13) North 17 deg. 23 min. 19 sec. West 31.86 feet to a point; 14) North 33 deg. 03 min. 23 sec. West 23.66 feet to a point; 15) North 57 deg. 22 min. 33 sec. West 36.33 feet to a point; 16) North 67 deg. 52 min. 43 sec. West 39.25 feet to a point; 17) North 40 deg. 20 min. 13 sec. West 21.74 feet to a point; 18) North 62 deg. 25 min. 25 sec. West 53.58 feet to a point; 19) East 64.69 feet to a point; 20) North 64 deg. 22 min. 21 sec. East 30.25 feet to a point; 21) North 72 deg. 11 min. 23 sec. East 53.52 feet to a point; 22) North 77 deg. 23 min. 30 sec. East 20 deg. 23 min. 25 sec. East 8.29 feet to a point; 23) North 05 deg. 30 min. 25 sec. West 42.02 feet to a point; and 24) North 20 deg. 23 min. 25 sec. East 8.29 feet to the point of beginning of the herein described Parcel 1 and runs thence from said point of beginning and along said Southeasterly street boundary the following three (3) courses: 1) North 74 deg. 41 min. 00 sec. East 146.58 feet to a point; 2) North 88 deg. 22 min. 30 sec. East 89.17 feet to a point; and 3) South 77 deg. 23 min. 30 sec. East 184.62 feet to the point of beginning and containing 1.50± acres of land.

ENGINEERING CONTROLS PARCEL 2 AREA= 0.606 ACRE OF LAND
COMMENCING at the point of intersection of the Westerly street boundary of Forest Avenue with the Southerly street boundary of Lyon Street and runs thence from said point of commencement along said Easterly street boundary South 19 deg. 18 min. 45 sec. West 81.23 feet to its intersection with the Southwesterly street boundary of Forest Avenue; thence along said Southwesterly street boundary South 23 deg. 48 min. 10 sec. West 53.93 feet to the point of beginning of the herein described Parcel 2 and runs thence from said point of beginning and along said Southwesterly street boundary of Forest Avenue South 23 deg. 48 min. 10 sec. West 85.26 feet to its point of intersection with the division line between the lands now or formerly of the City of Amsterdam, New York as described in Book 587 of Deeds at Page 123 on the North and the lands now or formerly of Peter Dembrzenski as described in Book 730 of Deeds at Page 62 on the South; thence along said division line North 82 deg. 35 min. 16 sec. West 117.30 feet to a point; thence continuing along said division line South 07 deg. 24 min. 44 sec. West 18.00 feet to a point; thence continuing along said division line North 82 deg. 35 min. 16 sec. West 139.19 feet to a point; thence continuing along said division line North 07 deg. 24 min. 44 sec. East 18.00 feet to a point; thence continuing along said division line North 82 deg. 35 min. 16 sec. West 17.30 feet to its point of intersection with the division line between the lands of the City of Amsterdam, New York on the North and the lands now or formerly of Peter Dembrzenski as described in Book 730 of Deeds at Page 62 formerly lands conveyed to the City of Amsterdam Industrial Development Agency as described in Book 809 of Deeds at Page 83 on the South; thence along said division line North 82 deg. 35 min. 16 sec. West 117.30 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northwest and said lands of Peter Dembrzenski on the Southeast; thence along said division line South 00 deg. 24 min. 44 sec. West 18.00 feet to a point; thence continuing along said division line North 82 deg. 35 min. 16 sec. West 139.19 feet to the point of intersection with the division line between the said lands of the City of Amsterdam, New York on the North and said lands of Thomas B. Constantino on the South; thence along said division line South 70 deg. 03 min. 00 sec. West 167.58 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the East and said lands of Thomas B. Constantino on the East, the same also being said division line South 18 deg. 25 min. 03 sec. East 12.63 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Thomas B. Constantino (a.k.a. The Noteworthy Company) as described in Book 414 of Deeds at Page 127 and Book 412 of Deeds at Page 263 on the Southwest; thence along said division line South 38 deg. 48 min. 55 sec. West 111.21 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the North and said other lands of Thomas B. Constantino on the South; thence along said division line South 73 deg. 50 min. 25 sec. West 143.75 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the East; thence along said division line South 07 deg. 16 min. 20 sec. East 114.43 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northwest and said other lands of Thomas B. Constantino on the Southeast; thence along said division line South 38 deg. 48 min. 55 sec. West 41.41 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Southeast and said other lands of Thomas B. Constantino on the Northwest; thence along said division line North 51 deg. 11 min. 05 sec. East 82.28 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northwest and said other lands of Thomas B. Constantino on the Southeast; thence along said division line North 38 deg. 48 min. 55 sec. East 40.46 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Southwest and lands now or formerly of Thomas B. Constantino (d.b.a. The Noteworthy Company) as described in Book 412 of Deeds at Page 266 on the Southeast; thence along said division line South 51 deg. 11 min. 05 sec. West 60.00 feet to a point; thence continuing along said division line North 38 deg. 48 min. 55 sec. East 275.78 feet to a point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said other lands of Thomas B. Constantino as described in Book 412 of Deeds at Page 266 on the Southwest; thence along said division line South 51 deg. 48 min. 50 sec. West 83.63 feet to its point of intersection with the common division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Edward C. Tolson and Carol Tolson on the Southwest; thence along said common division line North 38 deg. 39 min. 40 sec. East 130.00 feet to a point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Edward C. Tolson and Carol Tolson on the Southwest; thence along said division line North 51 deg. 59 min. 10 sec. West 53.00 feet to its point of intersection with the common division line between the said lands of the City of Amsterdam, New York on the Southeast and said lands of Edward C. Tolson and Carol Tolson, lands now or formerly of Benedict A. Isabel as described in Book 501 of Deeds at Page 239 and lands now or formerly of Mohawk Valley Properties Inc. as described in Book 890 of Deeds at Page 13 on the Northwest; thence along said common division line North 38 deg. 00 sec. 50 sec. East 55.00 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Mohawk Valley Properties Inc. on the Southwest; thence along said division line North 51 deg. 59 min. 10 sec. West 100.00 feet to its intersection with the Southeasterly street boundary of Locust Avenue; thence along said Southeasterly street boundary the following two (2) courses: 1) North 38 deg. 01 min. 50 sec. East 478.72 feet to a point; and 2) North 43 deg. 29 min. 50 sec. East 8.36 feet to the point of intersection with the Southeasterly street boundary of Lyon Street; thence along said Southeasterly street boundary 61 deg. 44 min. 15 sec. East 10.82 feet to its point of intersection with the Southwesterly street boundary of Forest Avenue; thence along said Southwesterly street boundary the following seven (7) courses: 1) North 39 deg. 04 min. 13 sec. East 37.91 feet to a point; 2) North 72 deg. 49 min. 39 sec. East 150.45 feet to a point; 3) South 77 deg. 10 min. 56 sec. East 41.04 feet to a point; 4) South 13 deg. 34 min. 21 sec. West 42.72 feet to a point; 5) South 76 deg. 26 min. 39 sec. East 30.65 feet to a point; 6) South 13 deg. 33 min. 21 sec. West 85.32 feet to a point; and 7) South 78 deg. 08 min. 45 sec. East 87.35 feet to the point or place of beginning and containing 16.314± acres of land.

Excepting and reserving from the above described parcel, all that certain tract, piece or parcel of land situate in the City of Amsterdam, County of Montgomery, State of New York, and being more particularly bounded and described as follows:

COMMENCING at the point of intersection of the division line between the lands now or formerly of the City of Amsterdam, New York as described in Book 587 of Deeds at Page 123 on the Northeast and the lands now or formerly of Mohawk Valley Properties Inc. as described in Book 890 of Deeds at Page 13 on the Southwest with the Southeasterly street boundary of Locust Avenue and runs thence from said point of commencement along the above first mentioned division line South 51 deg. 59 min. 10 sec. East 100.00 feet to a point; thence through the said lands of the City of Amsterdam, New York South 81 deg. 53 min. 12 sec. East 130.83 feet to the point of beginning of the herein described exception parcel; thence from said point of beginning through the said lands of the City of Amsterdam, New York the following twenty-three (23) courses: 1) South 79 deg. 04 min. 13 sec. East 37.91 feet to a point; 2) North 72 deg. 53 min. 47 sec. East 160.96 feet to a point; 3) South 77 deg. 10 min. 56 sec. East 41.04 feet to a point; 4) South 13 deg. 34 min. 21 sec. West 42.72 feet to a point; 5) South 76 deg. 26 min. 39 sec. East 30.65 feet to a point; 6) South 13 deg. 33 min. 21 sec. West 85.32 feet to a point; 7) South 08 deg. 54 min. 51 sec. West 87.16 feet to a point; 8) South 37 deg. 45 min. 08 sec. East 21.95 feet to a point; 9) South 61 deg. 03 min. 58 sec. West 20.99 feet to a point; 10) South 73 deg. 39 min. 17 sec. West 16.65 feet to a point; 11) North 17 deg. 23 min. 19 sec. West 31.86 feet to a point; 12) North 33 deg. 03 min. 23 sec. West 23.66 feet to a point; 13) North 57 deg. 22 min. 33 sec. West 36.33 feet to a point; 14) North 67 deg. 52 min. 43 sec. West 39.25 feet to a point; 15) North 40 deg. 20 min. 13 sec. West 21.74 feet to a point; 16) North 62 deg. 25 min. 25 sec. West 53.58 feet to a point; 17) East 64.69 feet to a point; 18) North 64 deg. 22 min. 21 sec. East 30.25 feet to a point; 19) North 72 deg. 11 min. 23 sec. East 53.52 feet to a point; 20) North 77 deg. 23 min. 30 sec. East 16.08 feet to a point; 21) North 05 deg. 30 min. 25 sec. West 42.02 feet to a point; and 22) North 20 deg. 23 min. 25 sec. East 8.29 feet to the point or place of beginning and containing 0.466 acre of land.

Intending to describe irregular shaped parcel bounding areas affected by engineering controls.

ENVIRONMENTAL EASEMENT DESCRIPTION
NET AREA = 15.96± ACRES OF LAND

All that certain tract, piece or parcel of and situate, lying and being in the City of Amsterdam, County of Montgomery, State of New York, lying West of Forest Avenue, South of Lyon Street, Southeast of Locust Avenue, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Westerly street boundary of Forest Avenue with the Southerly street boundary of Lyon Street and runs thence from said point of beginning along said Westerly street boundary South 19 deg. 18 min. 45 sec. West 81.23 feet to its intersection with the Southwesterly street boundary of Forest Street; thence along said Southwesterly street boundary South 23 deg. 48 min. 10 sec. West 139.19 feet to its point of intersection with the division line between the lands of the City of Amsterdam, New York on the North and the lands now or formerly of Peter Dembrzenski as described in Book 730 of Deeds at Page 62 formerly lands conveyed to the City of Amsterdam Industrial Development Agency as described in Book 809 of Deeds at Page 83 on the South; thence along said division line North 82 deg. 35 min. 16 sec. West 117.30 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northwest and said lands of Peter Dembrzenski on the Southeast; thence along said division line South 00 deg. 24 min. 44 sec. West 18.00 feet to a point; thence continuing along said division line North 82 deg. 35 min. 16 sec. West 139.19 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the North and said lands of Thomas B. Constantino on the South; thence along said division line South 70 deg. 03 min. 00 sec. West 167.58 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the East and said lands of Thomas B. Constantino on the East, the same also being said division line South 18 deg. 25 min. 03 sec. East 12.63 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Thomas B. Constantino (d.b.a. The Noteworthy Company) as described in Book 414 of Deeds at Page 127 and Book 412 of Deeds at Page 263 on the Southwest; thence along said division line South 38 deg. 48 min. 55 sec. West 111.21 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the North and said other lands of Thomas B. Constantino on the South; thence along said division line South 73 deg. 50 min. 25 sec. West 143.75 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the East; thence along said division line South 07 deg. 16 min. 20 sec. East 114.43 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northwest and said other lands of Thomas B. Constantino on the Southeast; thence along said division line South 38 deg. 48 min. 55 sec. West 41.41 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Southeast and said other lands of Thomas B. Constantino on the Northwest; thence along said division line North 51 deg. 11 min. 05 sec. East 82.28 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northwest and said other lands of Thomas B. Constantino on the Southeast; thence along said division line North 38 deg. 48 min. 55 sec. East 40.46 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Southwest and lands now or formerly of Thomas B. Constantino (d.b.a. The Noteworthy Company) as described in Book 412 of Deeds at Page 266 on the Southeast; thence along said division line South 51 deg. 11 min. 05 sec. West 60.00 feet to a point; thence continuing along said division line North 38 deg. 48 min. 55 sec. East 275.78 feet to a point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said other lands of Thomas B. Constantino as described in Book 412 of Deeds at Page 266 on the Southwest; thence along said division line South 51 deg. 48 min. 50 sec. West 83.63 feet to its point of intersection with the common division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Edward C. Tolson and Carol Tolson on the Southwest; thence along said common division line North 38 deg. 39 min. 40 sec. East 130.00 feet to a point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Edward C. Tolson and Carol Tolson on the Southwest; thence along said division line North 51 deg. 59 min. 10 sec. West 53.00 feet to its point of intersection with the common division line between the said lands of the City of Amsterdam, New York on the Southeast and said lands of Edward C. Tolson and Carol Tolson, lands now or formerly of Benedict A. Isabel as described in Book 501 of Deeds at Page 239 and lands now or formerly of Mohawk Valley Properties Inc. as described in Book 890 of Deeds at Page 13 on the Northwest; thence along said common division line North 38 deg. 00 sec. 50 sec. East 55.00 feet to its point of intersection with the division line between the said lands of the City of Amsterdam, New York on the Northeast and said lands of Mohawk Valley Properties Inc. on the Southwest; thence along said division line North 51 deg. 59 min. 10 sec. West 100.00 feet to its intersection with the Southeasterly street boundary of Locust Avenue; thence along said Southeasterly street boundary the following two (2) courses: 1) North 38 deg. 01 min. 50 sec. East 478.72 feet to a point; and 2) North 43 deg. 29 min. 50 sec. East 8.36 feet to the point of intersection with the Southeasterly street boundary of Lyon Street; thence along said Southeasterly street boundary 61 deg. 44 min. 15 sec. East 10.82 feet to its point of intersection with the Southwesterly street boundary of Forest Avenue; thence along said Southwesterly street boundary the following seven (7) courses: 1) North 39 deg. 04 min. 13 sec. East 37.91 feet to a point; 2) North 72 deg. 49 min. 39 sec. East 150.45 feet to a point; 3) South 77 deg. 10 min. 56 sec. East 41.04 feet to a point; 4) South 13 deg. 34 min. 21 sec. West 42.72 feet to a point; 5) South 76 deg. 26 min. 39 sec. East 30.65 feet to a point; 6) South 13 deg. 33 min. 21 sec. West 85.32 feet to a point; and 7) South 78 deg. 08 min. 45 sec. East 87.35 feet to the point or place of beginning and containing 15.314± acres of land.

Intending to describe the outside perimeter of an existing abandoned 3-story brick building located on the lands of the City of Amsterdam, New York.

Subject to any covenants, easements, or restrictions of record.

MAP NOTES:

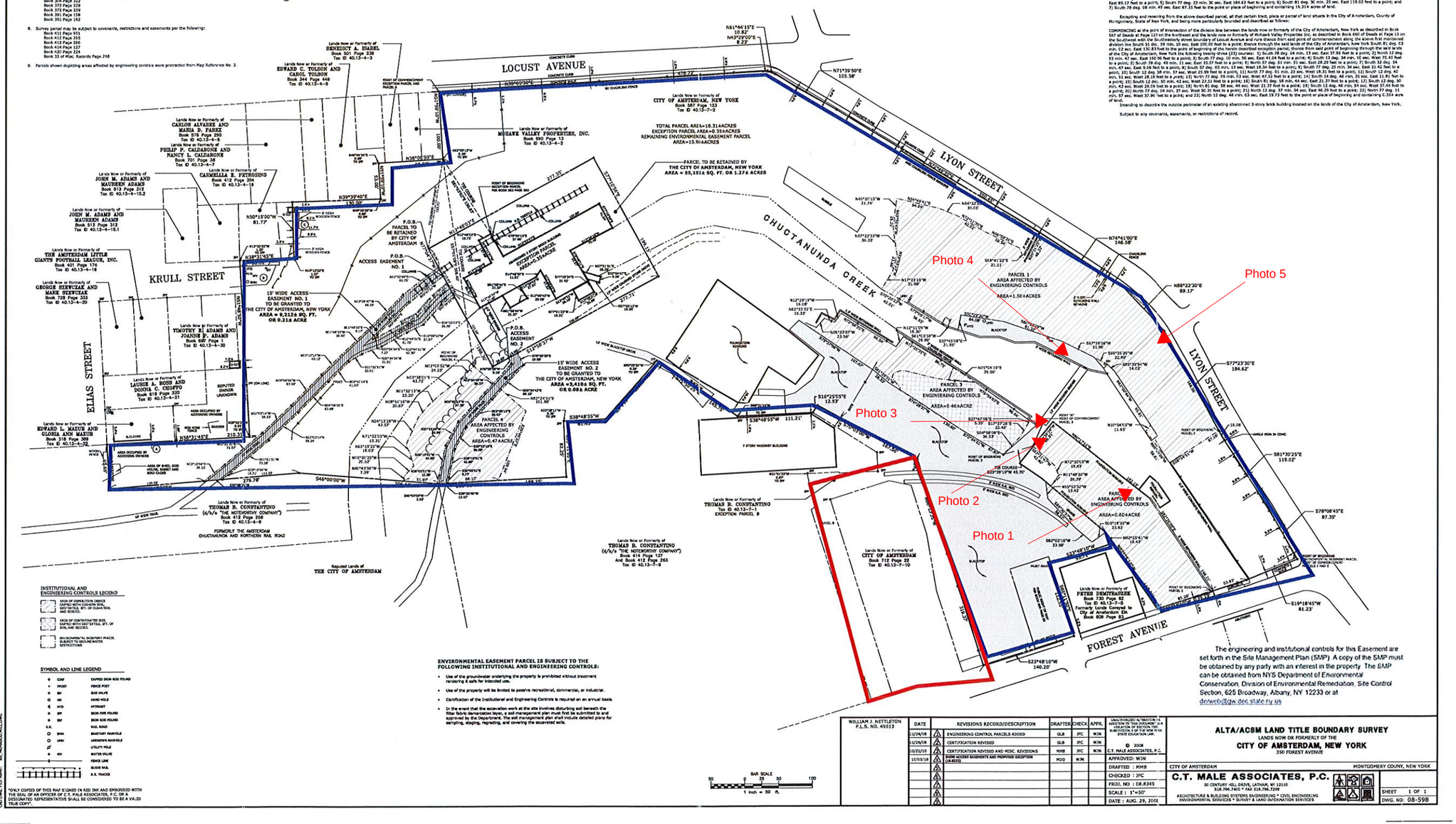
1. Boundary information shown hereon was compiled from an actual field survey conducted during the month of August, 2008.
2. North orientation and bearing base per map reference no. 1.
3. No attempt was made to locate any underground utilities.
4. This survey does not constitute a record search by C.T. Male Associates, P.C. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon abstract of title, prepared by Gifford Abstract Corporation, dated July 15, 2008, Preliminary Title Report No. RCS-16126, dated August 26, 2009, Titor Title Insurance Company, prepared by RCS Abstract Corporation.
5. Objects shown on this drawing with a distance indicating how far that object is from a particular line, tie on the same side of the line that the offset distance is written.
6. Survey parcel is subject to an unplottable utility easement granted to Niagara Mohawk Power Corporation and Verizon, etc. per Book 1473 Page 209.
7. Survey parcel may be subject to the following unplottable utility easements:
   Book 304 Page 212
   Book 377 Page 329
   Book 372 Page 339
   Book 391 Page 158
   Book 391 Page 162
8. Survey parcel may be subject to covenants, restrictions and easements per the following:
   Book 411 Page 511
   Book 412 Page 266
   Book 412 Page 268
   Book 414 Page 127
   Book 420 Page 224
   Book 32 of Misc. Records Page 248
9. Parcels shown depicting areas affected by engineering controls were protracted from Map Reference No. 2.

TABLE OF APPARENT ENCROACHMENTS:

(A) Area occupied by adjoiner Manar, consisting of a shed, dog house, rabbit and bird cages, and lawn area.
(B) Area of Krull Street occupied by pavement, underground utilities and guide rails. Approx 9'± area is used by Petrosino to access their property.
(C) Area of fences and lawn occupied by Petrosino.

MAP REFERENCES:

1. "Boundary Survey Lands of The City of Amsterdam, New York Book 547 of Deeds, Page 302 (former Mohasco Mill Site)", prepared by Northeast Land Survey and Land Development Consultants, P.C.
2. "Mohasco Mills Final Grading City of Amsterdam, New York, Topographic Survey" prepared by Arinuth Surveying & Cartography, dated October 19, 2006, last revised March 2, 2007.


LOCUST AVENUE
LYON STREET
KRULL STREET
ELIAS STREET
FOREST AVENUE
CHUCTANUNDA CREEK
Lands Now or Formerly of BENEDICT A. ISABEL Book 501 Page 239 Tax ID 40.13-4-3
Lands Now or Formerly of EDWARD C. TOLSON AND CAROL TOLSON Book 344 Page 448 Tax ID 40.13-4-8
Lands Now or Formerly of CARLOS ALVAREZ AND MARIA D. PARRE Book 576 Page 290 Tax ID 40.13-4-6
Lands Now or Formerly of PHILIP P. CALDARONE AND NANCY L. CALDARONE Book 701 Page 38 Tax ID 40.13-4-7
Lands Now or Formerly of CARMELINA E. PETROSINO Book 412 Page 354 Tax ID 40.13-4-16
Lands Now or Formerly of JOHN M. ADAMS AND MAUREEN ADAMS Book 513 Page 312 Tax ID 40.13-4-15.2
Lands Now or Formerly of JOHN M. ADAMS AND MAUREEN ADAMS Book 513 Page 312 Tax ID 40.13-4-15.1
Lands Now or Formerly of THE AMSTERDAM LITTLE GIANTS FOOTBALL LEAGUE, INC. Book 401 Page 174 Tax ID 40.13-4-18
Lands Now or Formerly of GEORGE SIEWCZAK AND MARK SIEWCZAK Book 728 Page 333 Tax ID 40.13-4-20
Lands Now or Formerly of TIMOTHY R. ADAMS AND JOANNE P. ADAMS Book 697 Page 1 Tax ID 40.13-4-30
Lands Now or Formerly of LAURIE A. ROSS AND DONNA C. CHIOFFO Book 619 Page 220 Tax ID 40.13-4-21
Lands Now or Formerly of EDWARD L. MANUR AND GLORIA ANN MANUR Book 318 Page 389 Tax ID 40.13-4-28
Lands Now or Formerly of THOMAS B. CONSTANTINO (d/b/a "THE NOTEWORTHY COMPANY") Book 412 Page 266 Tax ID 40.13-4-9
FORMERLY THE AMSTERDAM CHUCTANUNDA AND NORTHERN RAIL ROAD
Reputed Lands of THE CITY OF AMSTERDAM
Lands Now or Formerly of MOHAWK VALLEY PROPERTIES, INC. Book 890 Page 13 Tax ID 40.13-4-2
Lands Now or Formerly of CITY OF AMSTERDAM, NEW YORK Book 587 Page 122 Tax ID 40.13-7-2
TOTAL PARCEL AREA= 16.31 ACRES
EXCEPTION PARCEL AREA= 0.35± ACRES
REMAINING ENVIRONMENTAL EASEMENT PARCEL AREA= 15.96 ACRES
PARCEL TO BE RETAINED BY THE CITY OF AMSTERDAM, NEW YORK AREA = 95,191± SQ. FT. OR 1.37± ACRE
P.O.B. PARCEL TO BE RETAINED BY CITY OF AMSTERDAM
P.O.B. ACCESS EASEMENT NO. 1
15' WIDE ACCESS EASEMENT NO. 1 TO BE GRANTED TO THE CITY OF AMSTERDAM, NEW YORK AREA = 9,312± SQ. FT. OR 0.21± ACRE
P.O.B. ACCESS EASEMENT NO. 2
15' WIDE ACCESS EASEMENT NO. 2 TO BE GRANTED TO THE CITY OF AMSTERDAM, NEW YORK AREA = 3,410± SQ. FT. OR 0.08± ACRE
PARCEL 4 AREA AFFECTED BY ENGINEERING CONTROLS AREA=0.47 ACRE
PARCEL 3 AREA AFFECTED BY ENGINEERING CONTROLS AREA=0.46± ACRE
PARCEL 2 AREA AFFECTED BY ENGINEERING CONTROLS AREA=0.60± ACRE
PARCEL 1 AREA AFFECTED BY ENGINEERING CONTROLS AREA=1.50± ACRES
Lands Now or Formerly of THOMAS B. CONSTANTINO EXCEPTION PARCEL B
Lands Now or Formerly of CITY OF AMSTERDAM Book 712 Page 22 Tax ID 40.13-7-10
Lands Now or Formerly of PETER DEMITRZEEK Book 730 Page 82 ID 40.13-7-9.3 Formerly Lands Conveyed to City of Amsterdam Book 809 Page 83
Lands Now or Formerly of THOMAS B. CONSTANTINO (d/b/a "THE NOTEWORTHY COMPANY") Book 414 Page 127 And Book 412 Page 263 Tax ID 40.13-7-8
Photo 1
Photo 2
Photo 3
Photo 4
Photo 5
N61°44'15"E 10.82'
N43°29'50"E 8.36'
N71°39'50"E 103.38'
N74°41'00"E 146.58'
N88°22'30"E 89.17'
S77°23'30"E 184.62'
S81°30'25"E 119.02'
S78°08'45"E 87.35'
S19°18'45"W 81.23'
S46°00'00"W 279.78'
S38°48'55"W 111.21'
S73°50'25"W 143.75'
S07°16'20"E 114.43'
N38°00'50"E 275.78'
S51°59'10"E 100.00'
N51°59'10"W 100.00'
N38°01'50"E 478.72'
S43°29'50"W 8.36'
S61°44'15"W 10.82'
S38°01'50"W 83.63'
N51°59'10"W 53.00'
N38°39'40"E 130.00'
S51°48'50"W 83.63'
N38°48'55"E 275.78'
S38°48'55"W 40.46'
N51°11'05"E 82.28'
S38°48'55"W 41.41'
N07°16'20"W 114.43'
N73°50'25"E 143.75'
N70°03'00"E 167.58'
N18°25'03"W 12.63'
N51°59'10"W 53.00'
N38°39'40"E 130.00'
N51°48'50"E 83.63'
N38°00'50"E 55.00'
N51°59'10"W 100.00'
S43°29'50"W 8.36'
S61°44'15"W 10.82'
S38°01'50"W 83.63'
N51°59'10"W 53.00'
N38°39'40"E 130.00'
S51°48'50"W 83.63'
N38°48'55"E 275.78'
S38°48'55"W 40.46'
N51°11'05"E 82.28'
S38°48'55"W 41.41'
N07°16'20"W 114.43'
N73°50'25"E 143.75'
N70°03'00"E 167.58'
N18°25'03"W 12

Appendix A
Photographic Log



Photograph 1 – Pothole along the south side of the creek and retaining wall



Photograph 2 – Animal burrow along the south side of the creek and retaining wall



Photograph 3 – Missing side rails on footbridge



Photograph 4 – Damaged and missing railings on retaining wall north of the creek



Photograph 5 – Apparent sinkhole along Lyon Street, adjacent to Wilbur Street