Phase I Environmental Site Assessment

Tax Map Numbers: 288.6-1-2, 3, 62, 63 & 64
Oneonta Student Housing
Blodgett Drive
City of Oneonta
Otsego County, New York 13820

Prepared for:
Newman Development Group, LLC
3101 Shippers Road
Vestal, New York 13851

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1.0 EXECUTIVE SUMMARY

The goal of this Phase I ESA was to assess the extent to which *recognized environmental conditions* (RECs) exist that could result in significant risk and liability to the owner or occupants of the proposed Oneonta Student Housing project site located off Blodgett Drive, City of Oneonta, New York (the Site), which is identified as Otsego County Tax Parcel ID No. 288.6-1-2, 3, 62, 63 & 64. The assessment includes identifying environmental hazards, qualitatively and quantitatively (when required) evaluating risk, and identifying methods of risk reduction if risks are present. The term *recognized environmental conditions* (REC's) is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a Site under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Site or into the ground, groundwater, or surface water of the Site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term "Site" includes both land and structures located on the subject site. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally would not be subject to an enforcement action if brought to the attention of the appropriate regulatory agency.

Keystone Associates, LLC has performed this Phase I Environmental Site Assessment (ESA) in substantial conformance with 40 CFR Part 312 – *Standards and Practices for all Appropriate Inquires* and Standard Practice E-1527-05 of the ASTM, updated November 2005. The scope of this Phase I ESA for the Site was limited to include assessments, evaluations, conclusions and recommendations related to the Site's recognized environmental conditions based on a visual site inspection, personnel interview(s) and available records review. ASTM standards, when followed, constitute "all appropriate inquiry into the previous ownership and uses of the Site consistent with good commercial or customary practice," as defined by Federal regulations (42 USC 9601 (35)(B) CERCLA).

As detailed in Section 9.0 of this report, recognized environmental conditions (RECs) and other environmental concerns have been identified and evaluated with respect to "business environmental risk".

2.0 INTRODUCTION

Keystone Associates has conducted a Phase I ESA of the proposed Oneonta Student Housing Project site located off Blodgett Drive in the City of Oneonta, Otsego County, New York (the Site). In Appendix A, See Figure 1- Site Location Map, Figure 2 - USGS Map, and Figure 3 - Site Schematic. The goal of a Phase I ESA is to assess the extent to which recognized environmental conditions, including hazardous substances, petroleum products, wastes, or other environmental hazards exist that could result in significant risk and liability to the owner or occupants of the Site, or others. The assessment includes identifying environmental hazards, qualitatively and quantitatively (when required) evaluating risk, and identifying methods of risk reduction if risks are present.

2.1 Definition of Work Scope

The scope of this Phase I ESA for the Site was limited to include assessments, evaluations, conclusions and recommendations related to the Site's recognized environmental conditions based on a visual site inspection and available records review in substantial conformance with 40 CFR Part 312 – *Standards and Practices for all Appropriate Inquires* and Standard Practice E-1527-05 of the ASTM, updated November 2005. ASTM standards, when followed, constitute "all appropriate inquiry into the previous ownership and uses of the Site consistent with good commercial or customary practice," as defined by Federal regulations (42 USC 9601 (35)(B) CERCLA).

The assessment was based on the following work program:

- Site Inspection: A walk-through site inspection was conducted to evaluate the current environmental condition of the Site with respect to items such as underground storage tanks (USTs), hazardous or regulated materials, or other visual indications of environmental conditions that could affect the Site. Available site characterization maps and other sources of site characteristics were also reviewed, including National Wetlands Inventory Maps, FEMA Flood Insurance Rate maps, soil/geology resources, and recent aerial photographs.

- Owner/Occupant Interview: A site visit and interview was conducted with Mr. Jeffrey Smetana of Newman Development Group, LLC (Potential buyer/developer). Mr. Smetana was identified as the "most knowledgeable person" available and was interviewed to obtain information pertaining to known or recognized environmental conditions associated with the Site. Based on the site history provided and lack of environmental concerns identified, further owner/occupant interviews were not deemed warranted.

- Review of Site History: This review was conducted to identify past land uses or features that might be indicative of environmental concern. Sources of information reviewed included historical aerial photographs, historic Sanborn Fire Insurance Maps (where available), as well as information provided by key personnel as part of the interviews described above.

- Review of Adjoining Land Uses: Adjoining land uses were preliminarily reviewed to assess the potential for environmental impacts on the Site. This review was based on visual observations of adjacent properties during the site inspection, an aerial photograph review, Sanborn Fire Insurance Map review, and a review of a computerized regulatory database report described below.

- Computerized Regulatory Database Search and Agency File Reviews: A computerized environmental regulatory program database report for facilities located within the ASTM specified radius of the Site was obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. The databases provide information on sites located within an ASTM-standard specified distance pertaining to the Federal Comprehensive Environmental Response, Compensation and Liability Act/National Priority List (CERCLA/NPL) and Resource Conservation and Recovery Act (RCRA) programs, Emergency Response Notification System (ERNS), and State Underground Storage Tank/Aboveground Storage Tank (UST/ AST), hazardous waste and solid waste facility program records. In addition, the Otsego County Municipal offices and online databases were contacted for relevant information pertaining to the Site and nearby properties.

2.2. Limitations

The Site is composed of five separate parcels. On November 29, 2012, during a brief conversation with the owner and occupant of tax parcel 288.6-1-63 and 64, permission to inspect the exterior portion of their residence at 150 Blodgett Drive was requested and denied at that time. Therefore this 0.91 acre parcel was only viewed from the surrounding parcel boundaries during the site reconnaissance. Although a thorough investigation could not be conducted, Mrs. Woods was asked about the presence of fuel tanks on-site and she stated that the home is heated by an underground fuel oil storage tank. Additional details were not provided.

Also, interior portions of the residential apartment building located at 10-12 Blodgett Drive were not accessed during the site reconnaissance. A complete examination of exterior portions of the Site was conducted. The presence of underground storage tank(s) was not identified. According to the County's detailed parcel information, utilities at the structure are identified as gas and electric.

Based on this information, it is not anticipated that these limitations significantly inhibited the preparation of this Phase I report. No other limitations were encountered during performance of this Phase I ESA.

2.3 Exceptions and Deletions

No exceptions or deletions to ASTM E-1527-05 were performed in connection with the preparation of this Phase I ESA.

3.0 SITE DESCRIPTION

The Site consists of five adjacent parcels and totals approximately 14.04 acres. The Site is improved with a residence located at 150 Blodgett Drive, and a residential apartment building at 10-12 Blodgett Drive. Remaining portions of the Site consist of undeveloped forested lands. An access road to the upper portions of the Site has been graded however further road construction activities have not been initiated. Walking trails and bike paths were identified on-site. Further descriptions are provided in Section 4.1 – Site Features and Current Use.

3.1 Geology and Hydrogeology

According to the 1949 USGS 7.5-Minute Quadrangle map for the Oneonta, New York vicinity, the Site lies between 1,525-feet and 1,700-feet above mean sea level and is steeply sloped from north to south. Based on local topography, the suspect groundwater flow direction is from north to south towards the Susquehanna River, which is located approximately 1.80 miles south of the Site at a mean elevation of 1,060-feet above mean sea level. In Appendix A, see Figure 2 – USGS Map. It should be noted that a physical investigation would be required to verify the groundwater flow direction at the Site.

According to the USDA Natural Resource Conservation Service – Web Soil Survey, the Site's overburden is composed of up to four soil types including Lordstown, Chadakoin, and Manlius soils (LrE), Mardin channery silt loam (MeC), and the Oquaga-Arnot complex (OgB & OgC). The Lordstown series consists of well-drained, strongly acidic soils that formed in loamy till that had been influenced by the underlying gray sandstone and shale bedrock. The Mardin series consists of deep, gently sloping to steep, moderately to well drained soils that formed in acid or low-lime glacial till derived principally from gray, acid sandstone, siltstone, and shale. The Oquaga series consists of well drained, strongly acid loamy soils that formed in medium-textured till strongly influenced by underlying red sandstone and shale bedrock. Additional soil data is provided in Appendix E.

3.2 Wetlands/Flood Hazard Areas Review

Keystone Associates reviewed the Otsego County GIS website and the United States Fish & Wildlife Service National Wetlands Inventory (NWI) online database covering the Site. According to these sources, mapped wetlands are not present onsite or in the immediate vicinity of the Site. Figure 4A – National Wetlands Inventory Map and Figure 4B – NYSDEC Wetland Map is included in Appendix A.

The Otsego County GIS website and Federal Emergency Management Agency (FEMA) online map service center was also reviewed for Flood Insurance Rate Maps covering the area of the Site. Based on this source, the Site is located within Flood Zone C, which is an area of minimal flooding. Figure 5 – FEMA Flood Map is included in Appendix A. Flood data is based on FEMA Flood Insurance Rate Map, Oneonta, New York, Community Panel Number 3612750015B dated October 17, 1986.

3.3 Radon Gas Potential

No radon sampling or testing was completed as part of this Phase I ESA. To evaluate the potential for the presence of radon gas on the Site, the United States Environmental Protection Agency website was reviewed (Appendix E). According to their map of radon zones for New York, Otsego County is identified as Zone 1. Counties within this zone have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter). The current United Stated Environmental Protection Agency (USEPA) guidelines indicate that action should be considered when radon levels reach an annual average of 4 pCi/L (action guideline) or more for any habitable area location. Although the potential presence of radon gas is not considered a specific Recognized Environmental Condition, based on this information, consideration should be given to testing and/or mitigation of radon at the Site.

4.0 SITE RECONNAISSANCE

Date of Inspection:	November 29, 2012
Arrival Time:	12:30 pm
Keystone Personnel:	Mr. Timothy M. O'Connor, Sr. Environmental Scientist
Site Representatives:	None

The Site was traversed by Keystone Associates where possible. Complete access to interior portions of the residential home and apartment buildings was not provided. See Section 2.2 – Limitations. Each of the adjacent/abutting properties was inspected along their perimeters to evaluate the potential for containing any areas of potential environmental concern that may impact the Site. During the site visit, the weather was

sunny with temperatures in the 40's. A site inspection checklist is included as Appendix B. Photographs of the Site are presented as Appendix C.

The following is a list of specific areas of potential environmental concern that were investigated by Keystone Associates personnel during the site inspection.

4.1 Site Features and Current Use

The Site consists of five adjacent parcels and totals approximately 14.04 acres. The Site is improved with a residence located at 150 Blodgett Drive, and a residential apartment building at 10-12 Blodgett Drive. Remaining portions of the Site consist of undeveloped forested lands. Access roads to the upper portions of the Site has been graded however further road construction activities have not been initiated. Walking trails and bike paths were identified on-site.

4.2 Utilities, Floor Drains, Vent Pipes, Wells, Cisterns and Septic Systems

Public water and sewer services are currently provided by the City of Oneonta Utilities Board. Natural gas and electrical services are provided to Oneonta by New York State Electric and Gas. No physical evidence of water wells, septic systems, or on-site wastewater treatment was observed during the site visit.

4.3 Aboveground/Underground Storage Tanks (AST/USTs)

The presence of aboveground storage tanks was not identified at the Site.

According to Mrs. Woods, an underground storage tank is used to provide fuel oil to the 150 Blodgett Road residence. Additional details were not provided. The presence of this underground storage tank is considered a recognized environmental condition and is further discussed in Section 9.0.

4.4 Pipelines

The presence of pipelines was not identified at the Site.

4.5 Transformers and PCB Equipment

The presence of privately owned electrical transformer and/or PCB containing equipment was not identified at the Site.

4.6 On-Site Hazardous Substances and Petroleum Products

The presence of on-site hazardous substances, unidentified containers and/or petroleum products was not identified at the Site.

4.7 Evidence of Landfill, Dumping, Disturbed Soil or Direct Burial Activity

Evidence of landfill, illegal dumping, disturbed soil or direct burial activity was not identified at the Site.

4.8 Evidence of Solid Waste and/or Waste Water Discharges

Evidence of solid waste or waste water discharges was not identified at the Site.

4.9 Evidence of any Industrial or Production/Storage Activities

Evidence of industrial production or storage activities was not identified at the Site.

4.10 Evidence of any Monitoring Wells or Remedial Activities

Evidence of monitoring wells was not identified at the Site.

4.11 Evidence of any Chemical Spills and/or Releases

A visual inspection for evidence of spills of gasoline, oils, chemicals or other contaminants was completed (i.e., staining, stressed vegetation, and similar observations). Evidence of chemical spills or releases was not observed at the Site.

4.12 Asbestos Inspection

An asbestos survey, inspection or investigation is beyond the scope of this Phase I ESA and was not conducted.

According to Subpart 56-5.1 of the applicable New York State Department of Labor Industrial Code Rule 56; if a building or structure, or portion(s) thereof are to be demolished, renovated, remodeled, or have repair work done then an asbestos survey must completed by a licensed asbestos contractor using inspectors certified in compliance with Code Rule Section 56-3.2(d), to determine whether or not the impacted areas contain asbestos containing material (ACM), presumed ACM (PACM), or asbestos material. State and federal regulations also require that proper handling and disposal of Asbestos Containing Materials (ACMs) be conducted by certified contractors. This excludes "owners" of one and two-family dwellings who do not contract for and solely conduct the demolition, renovation, remodeling or repair work themselves.

4.13 Lead Based Paint Inspection

Lead based paint inspection or investigation is beyond the scope of this Phase I ESA and was not conducted. It should be noted that the potential for lead base paint materials exists throughout the on-site residential structures. If surfaces/components are intended to be scoured in the course of repair, renovation, alteration and/or demolition activities,

then exposure to workers must be addressed in accordance with OSHA Lead-In-Construction Standards 29CFR Part 1926 Subpart D #1926.62A, or Part 1925 for State/Federal projects. This is a potential health risk should the Client decide to renovate, occupy or demolish the site building(s).

5.0 SITE HISTORY

To evaluate the Site's history, knowledgeable personnel were interviewed and historical aerial photographs, topographic maps and Sanborn Fire Insurance Maps were examined (where available). A limited chain of title review was also conducted for the Site. The findings of these reviews and interviews are summarized in the following sections.

5.1 Aerial Photograph Review

Keystone Associates reviewed aerial photographs covering the Site from 1960 to 2010, made available from the Otsego County GIS website and purchased from Environmental Data Resources, Inc. The results of the review are summarized in the table below. Aerial photographs are included in Appendix D of this report.

TABLE 5-1: AERIAL PHOTOGRAPH REVIEW

Date	Description
1960	The Site appears as undeveloped forested land. Blodgett Drive has not been extended to the Site. Areas west of the Site appear as maintained agricultural fields. Lands to the north and east are forested. Lands to the south are forested followed by residential properties nearest the college. Specific visual evidence of environmental concern was not identified.
1982	The Site appears as currently developed with a residential apartment complex and a separate residential home located off of Blodgett Drive. Clearing of two roads through the forested lands can be observed but no other development was constructed. Neighboring properties appear similar to those observed in the 1960 aerial photograph except athletic fields associated with the nearby college have been developed immediately west of the Site.
1988	Significant changes in site characteristics from the 1982 aerial photograph were not observed.
1998	Significant changes in site characteristics from the 1988 aerial photograph were not observed.
2001	Significant changes in site characteristics from the 1998 aerial photograph were not observed. A new baseball field was constructed west of the Site near the adjacent utility easement.
2005	Significant changes in site characteristics from the 2001 aerial photograph were not observed.
2006	Significant changes in site characteristics from the 2005 aerial photograph were not observed.
2008	Significant changes in site characteristics from the 2006 aerial photograph were not observed.
2010	Significant changes in site characteristics from the 2008 aerial photograph were not observed. Specific visual evidence of environmental concern was not identified.

Issues of potential environmental concern were not identified through the review of the available historic aerial photographs.

5.2 Interviews

Keystone Associates was unaccompanied during a site walk conducted on November 29, 2012. Subsequent telephone interviews were conducted with Mr. Jeffrey Smetana of Newman Development Group, LLC (potential buyer/developer). Since permission to access the Robert Woods residential property on Parcel 288.6-1-64 was denied during the site reconnaissance, Mr. Smetana contacted Mr. Woods to confirm heating and fuel sources at the home. Mr. Woods stated that the home is heated by an underground fuel tank adjacent to the home. The UST is currently utilized for on-site consumptive use. Additional details such as size and installation date was not provided. Mr. Smetana was unaware of any USTs associated with the on-site apartment building located at the intersection between Blodgett Drive and Birchwood Drive. Mr. Smetana was not aware of any illegal dumping activities or other potential hazardous conditions at the Site.

5.3 Chain of Title Review

To obtain documentation of the ownership history of the Site, Keystone Associates conducted a Chain of Title review at the Otsego County, Recorder of Deeds Office. A copy of the most recent deed and tabular summary of deed ownership history is included as Appendix D of this report. Keystone Associates does not guarantee this abstract as a complete chain of title to the Site.

Based on information obtained during the Chain of Title review, indications of current or former high risk owners/occupants were not identified.

5.4 Historical Topographic Maps

Based on the availability of historic aerial photographs as well as City Directory Abstracts, historical topographic maps were not purchased as part of this Phase I ESA. The 1949 USGS Map for the vicinity of Oneonta indicates the presence of the existing residential apartment building at the intersection between Blodgett Drive and Birchwood Drive.

5.5 Previous Environmental Reports

Keystone Associates inquired about any previous investigations conducted at the Site. According to the interviewed personnel identified in Section 5.2, previous environmental reports are not known to exist for the Site.

5.6 Sanborn Maps Review

As part of the Phase I ESA, Sanborn Fire Insurance Maps were requested from Environmental Data Resources, Inc. According to EDR's Certified Sanborn Map Report dated November 29, 2012, a complete holding of the Sanborn Library, LLC collection was

searched and based on client supplied target Site (Site) information, fire insurance maps covering the Site were not available. A copy of the Sanborn Map search report is included in Appendix D of this report.

5.7 City Directory Review

Based on the known history of the Site, a review of City Directory abstracts was not conducted.

6.0 ADJOINING LAND USE

Adjoining land uses were reviewed to preliminarily assess the potential for environmental impacts to the Site. The assessment of adjacent properties was based on visual observations and land use as depicted by the aerial photographs. Adjacent land use is summarized on the table below.

TABLE 6-1: ADJOINING LAND USE SUMMARY

Direction	Description
North	Undeveloped forested lands exist north of the Site followed by a utility easement through these forested lands.
South	Residential buildings are located south of the Site off of Blodgett Drive and connecting roads.
East	Undeveloped forested lands exist east of the Site.
West	Several athletic fields associated with the nearby SUNY Oneonta College are located immediately west of the Site.

Based on the observed conditions outlined in Table 6-1, surrounding properties are not anticipated to present a significant environmental concern to the Site.

7.0 REVIEW OF REGULATORY AGENCY RECORDS

7.1 Local Officials Records Review

On January 3, 2013, Mr. John Hester, City of Oneonta Code Enforcement officer since 2006 was contacted in regards to any potential environmental concerns at the Site and surrounding properties. Mr. Hester stated that there were no electronic files pertaining to environmental data recorded for the proposed student housing property and was unaware of any environmental concerns. He stated that Mr. Jim Hawver of the City of Oneonta Engineering Department has been familiar with the City for greater than 30 years and should be contacted for further information.

Shortly thereafter Keystone left a voicemail with Mr. Hawver in regards to any potential environmental concerns at the Site and surrounding properties. Mr. Gregory Mattice

immediately returned a voicemail on behalf of Jim Hawver stating the lack of identified environmental concerns associated with the Site and immediately surrounding properties.

7.2 NYSDEC/USEPA File Review

Based on the lack of potential environmental concerns identified at the Site, an official NYSDEC and/or USEPA FOIA request file review was not conducted as part of this work scope. However, Keystone Associates conducted a NYSDEC Spill Incidents Database Search online and no records were found at 150 Blodgett Drive address from 1978 to present or more broadly off of Blodgett Drive in the past year. Note that this search does not represent a formal FOIA request and that the lack of identified spill cases does not represent certainty that such cases have not been identified by the NYSDEC.

8.0 ENVIRONMENTAL DATABASE REVIEW

In addition to the historical review, environmental regulatory agency records were searched through the use of state and federal databases accessed and summarized by Environmental Data Resources, Inc (EDR). The EDR report is a screening tool that identifies sites located within a set of ASTM-recommended search radii, to identify the occurrence of spills and/or facilities involving solid waste, hazardous waste, and petroleum products on the Site or nearby properties.

The database records search is divided into Federal and State regulatory program searches as described below:

- Federal Programs: Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS); National Priority List (NPL or 'Superfund') List; Resource Conservation and Recovery Act Information System (RCRIS); small/large quantity generators or treatment/storage/disposal (TSD) facilities; and ERNS sites.
- State Programs: UST/AST Program, Leaking Underground Storage Tanks (LUST), State Hazardous Waste Sites (HWS), and Solid Waste Landfill Facilities (SWLF).

Federal and State regulatory program searches within the ASTM standard search radius for select databases are listed in Table 8-1, followed by a brief summary discussion of the identified sites. A detailed description of each database and facility listing is provided within the full EDR report, which is attached as Appendix E. Keystone Associates does not warrant the accuracy or completeness of the computerized regulatory database report. The report contents are subject to the disclaimer provided within the EDR report.

TABLE 8-1: REGULATORY DATABASE REPORT SUMMARY

Federal Data Services Searched	Min. Search Distance (miles)	Identified Sites	Sites of Concern
NPL (National Priorities List)	1.0	0	0
Delisted NPL	0.5	0	0
CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System)	0.5	0	0
NFRAP (No Further Remedial Action Planned Sites)	0.5	0	0
RCRIS CORRACTS (Resource Conservation and Recovery Information System – Corrective Action properties)	1.0	0	0
RCRIS TSD (Treatment, Storage & Disposal properties)	0.5	0	0
RCRIS Generators (RCRIS – Generator List)	Site & Adjoining	0	0
Institutional/Engineering Control Registries	Site & Adjoining	0	0
ERNS Incidents (Emergency Response Notification System)	Site & Adjoining	0	0
State Data Services Searched		Identified Sites	Sites of Concern
SHWS (New York Priority List of Hazardous Waste Sites)	Site	0	0
SWF/LF (New York Solid Waste Disposal and Landfill List)	0.5	0	0
LTANK (New York List of Storage Tank Confirmed Releases)	0.5	3	0
UST (New York Registered Underground Storage Tank List)	Site & Adjoining	0	0
State Institutional/Engineering Control Registries	Site & Adjoining	0	0
Voluntary Cleanup Properties	0.5		
Brownfield Cleanup Properties	0.5	0	0
NY Spill Properties	-	0	0

8.1 State LTANK Sites - *These records contain an inventory of reported leaking storage tank incidents reported from April 1986 through the most recent update. They can be either leaking underground or aboveground storage tanks. The causes of the incidents are tank test failures, tank failures, or tank overfills.*

Number Reported: (3) Each of the three identified leaking tank properties were identified in a down or crossgradient direction at a distance of greater than one quarter mile from the Site. Based on this information, none of the LTANK listings are considered to pose a significant environmental concern to the owner's or occupants of the Site.

8.2 Unplottable Sites

In addition to the plottable listings provided by the database report, 39 additional unplottable listings were identified. Each of these sites was reviewed by name and address and was not identified at, or immediately adjacent to the Site. Based on this information, the listed orphan properties are not anticipated to present a significant "business environmental risk" to the owner's or occupants of the Site.

9.0 SUMMARY AND CONCLUSIONS

Keystone Associates has conducted a Phase I Environmental Site Assessment (Phase I ESA) for the proposed Oneonta Student Housing Site off Blodgett Drive, City of Oneonta, Otsego County, New York (the Site). The Site consists of five adjacent parcels and totals approximately 14.04 acres. The Site is improved with a residence located at 150 Blodgett Drive, and a residential apartment building at 10-12 Blodgett Drive. Remaining portions of the Site consist of undeveloped forested lands. This assessment was conducted in substantial conformance with 40 CFR Part 312 – *Standards and Practices for all Appropriate Inquires* and Standard Practice E-1527-05 of the ASTM, updated November 2005.

Based on the scope of this Phase I ESA outlined in Section 2.1 of this report, the following recognized environmental conditions (RECs) have been identified and evaluated with respect to "business environmental risk".

- According to the property owner of the 150 Blodgett Drive residence, a buried fuel oil underground storage tank (UST) is used as a fuel source for the furnace located in the home's basement. The size and installation date of the UST was not provided. Specific information suggesting that the UST has leaked has not been identified. However, the presence of this UST is considered a recognized environmental condition due to the potential for release of regulated substances to have occurred from the UST and/or subsurface product lines. Keystone Associates understands that the residence is to be demolished as part of the proposed development and therefore recommends that the tank be removed in

accordance with all applicable regulations. Post excavation sampling should be conducted with results and conclusions presented in a UST Closure Report.

Based on the scope of this Phase I ESA outlined in Section 2.1 of this report, the following environmental concerns have been identified and evaluated with respect to "business environmental risk".

- Asbestos inspection or investigation is beyond the scope of this Phase I ESA and was not conducted. It should be noted that if significant renovations or demolition are anticipated, state and federal regulations require an asbestos survey and proper handling and disposal of Asbestos Containing Materials (ACMs).

- Lead based paint inspection or investigation is beyond the scope of this Phase I ESA and was not conducted. If demolition, renovations and/or remodeling of this Site are to take place, exposure to workers must be addressed in accordance with OSHA Lead-In-Construction Standards 29CFR Part 1926 Subpart D #1926.62A, or Part 1925 for State/Federal projects.

- No radon sampling or testing was completed as part of this Phase I ESA. To evaluate the potential for the presence of radon gas on the Site, the United States Environmental Protection Agency website was reviewed (Appendix E). According to their map of radon zones for New York, Otsego County and its surrounding counties are identified as Zone 1. These counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter). The current United Stated Environmental Protection Agency (USEPA) guidelines indicate that action should be considered when radon levels reach an annual average of 4 pCi/L (action guideline) or more for any habitable area location. Although the potential presence of radon gas is not considered a specific Recognized Environmental Condition, based on this information, consideration should be given to testing and/or mitigation of radon at the Site during proposed developments.

With the exceptions of the issues as described above, other environmental concerns have not been identified at this time. Please note that the conclusions reached in this report do not represent scientific certainties, but rather are probabilities based on our professional judgment. The conclusions made in this report are based solely on the scope of services described herein and the information obtained during the course of work.

10.0 CERTIFICATION

The reported analyses, opinions and conclusions are personal, unbiased, professional and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions or conclusions in, or the use of this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a Site of the nature, history, and setting of the Site. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Timothy M. O'Connor
Senior Environmental Scientist

Richard J. Tarnowski
Director of Environmental Services

11.0 QUALIFICATIONS

Keystone Associates is a full service architectural, engineering and surveying firm offering services from initial planning, environmental and feasibility studies through detailed design, procurement and construction phase services. The firm was originally established in 1993 as Keystone Trozzle, LLC and was renamed in July of 2000 as Keystone Associates Architects, Engineers and Surveyors, LLC.

Timothy M. O'Connor, Senior Environmental Scientist performed this Phase I ESA. Professional review was provided by Richard J. Tarnowski, Director of Environmental Services. The scope of this investigation was limited to visual observation of surface conditions at the Site, interviews with the Site realtor and owner, listed public agency personnel, and a review of readily available reports and literature.

The investigation addresses the likelihood of hazardous substance or petroleum product contamination resulting from past and current known uses of the Site. As a result, certain conditions may not be revealed. These conditions include, but are not limited to, the following:

1. Naturally occurring toxins in the subsurface soils, rocks, water, or on-site flora;
2. Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;

3. Presence of lead or copper in drinking water or in paint, which could exceed regulatory standards;
4. Contaminant plumes or contaminated soils below the ground surface;
5. Contaminants or contaminant concentrations that do not violate present regulatory standards but may violate future such standards;
6. Asbestos containing materials;
7. Radon gas;
8. Wetlands;
9. Sinkholes or subsurface conditions affecting structural stability;
10. Operations conducted on days other than those during our observation;
11. Unknown Site contamination, such as "midnight" dumping and/or accidental spillage which may occur before or following the site visit.

Additional investigation, including sampling and laboratory analysis, may be appropriate to confirm the presence or absence of the above items.

The computer database contained in this report has been provided by Environmental Data Resources and was obtained from publicly available sources and other secondary sources of information produced by others. Keystone Associates disclaims any and all liability for any errors, omission, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The report is valid only for the geographical parameters specified on the cover page of that report, and any alteration or deviation from that description will require a new report.

Information provided to Keystone Associates by interviewees forms the basis for certain opinions and findings for this report. Keystone Associates cannot warrant the accuracy or completeness of information provided by these sources, but has used professional judgment, available site information, and visual observations in incorporating information provided by the interviewee into this report.

Services for this project are performed in accordance with the Agreement between the Client and Keystone Associates. No warranty or guarantee of site conditions is intended. This report is solely for the use of the Client and any reliance on this report by third parties shall be at such party's sole risk.

This report is intended to be used in its entirety, including all attachments and/or addenda to the report. Reliance on portions of the report, without considering it in its entirety, could potentially lead to misinterpretation by the reader.

12.0 REFERENCES

Otsego County:

Otsego County online GIS Mapping Records, www.otsegocountygis.mapxpress.net December 2012.

Interviews:

Mr. Jeffrey Smetana of Newman Development Group (potential buyer), January 3, 2013.

Mr. John Hester, City of Oneonta Code Enforcement, January 3, 2013.

Mr. Greg Metise, City of Oneonta Engineering, January 3, 2013.

Database Search:

Environmental Data Resources Inc., EDR Radius Map Report, Oneonta Student Housing Project, Blodgett Drive Oneonta, New York, compiled November 29, 2012.

Environmental Data Resources Inc., EDR Certified Sanborn Map Report, Oneonta Student Housing Project, Blodgett Drive Oneonta, New York, compiled November 29, 2012.

Environmental Data Resources Inc., EDR Aerial Photo Decade Package, Oneonta Student Housing Project, Blodgett Drive Oneonta, New York, compiled December 3, 2012.

Resources:

United States Geological Survey; Oneonta, *New York* 7.5 minute series Topographic Quadrangle, dated 1949.

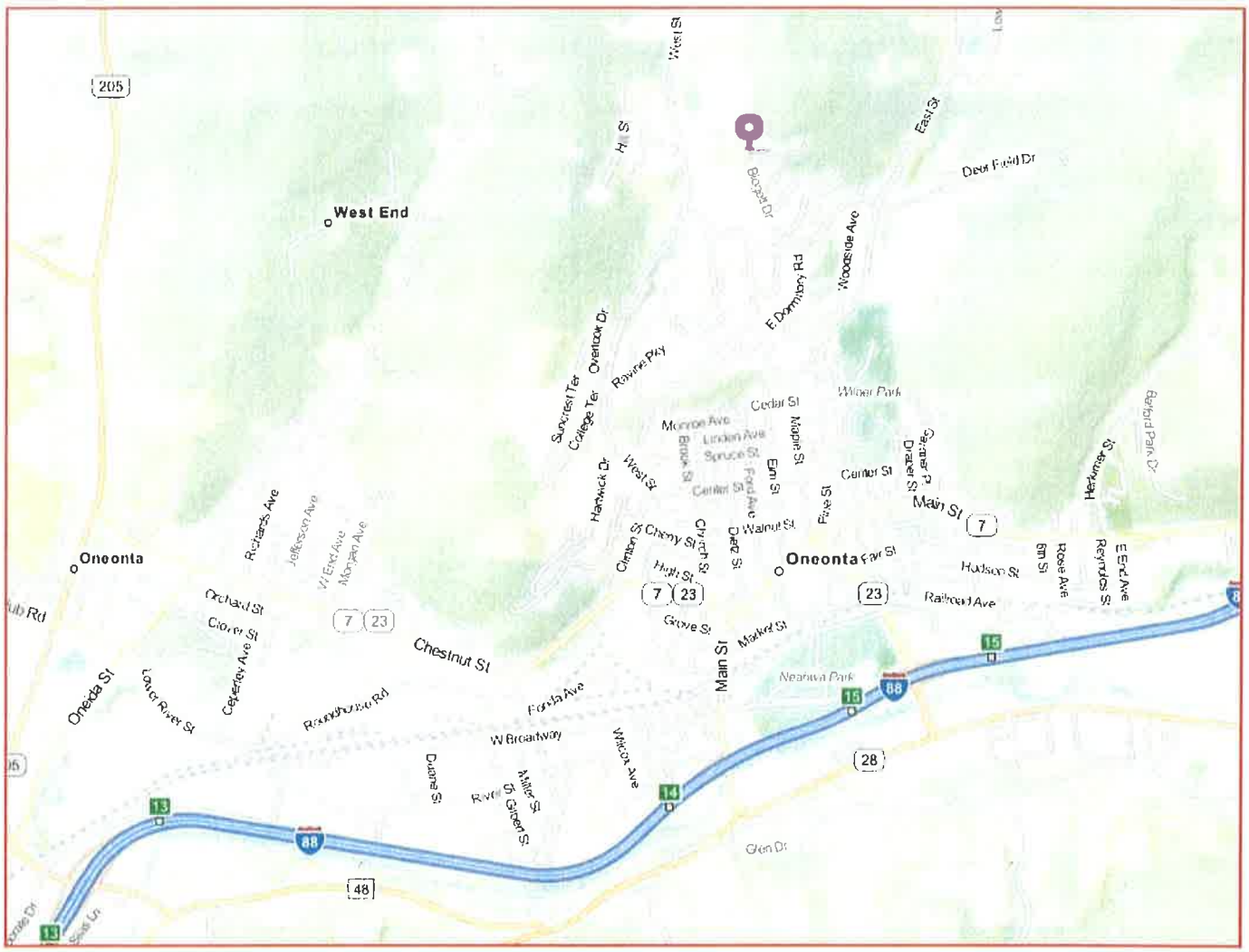
Soil data was obtained from the United States Department of Agriculture Natural Resource Conservation Service online Web Soil Survey, www.websoilsurvey.nrcs.usda.gov.

Otsego County Tax Assessors Office materials were obtained from the Otsego County online GIS Mapping Records, www.otsegocountygis.mapxpress.net

National Wetlands and Flood Plain information were also provided by the FEMA Map Service Center www.msc.fema.gov and the USF&W National Wetlands Inventory Mapping Service www.fws.gov/wetlands.

Otsego County Recorder of Deeds Office Chain of Title materials were obtained from the Otsego County Recorder of Deeds.

APPENDIX A
FIGURES



Site Location Map (MapQuest)

= *Site Location*

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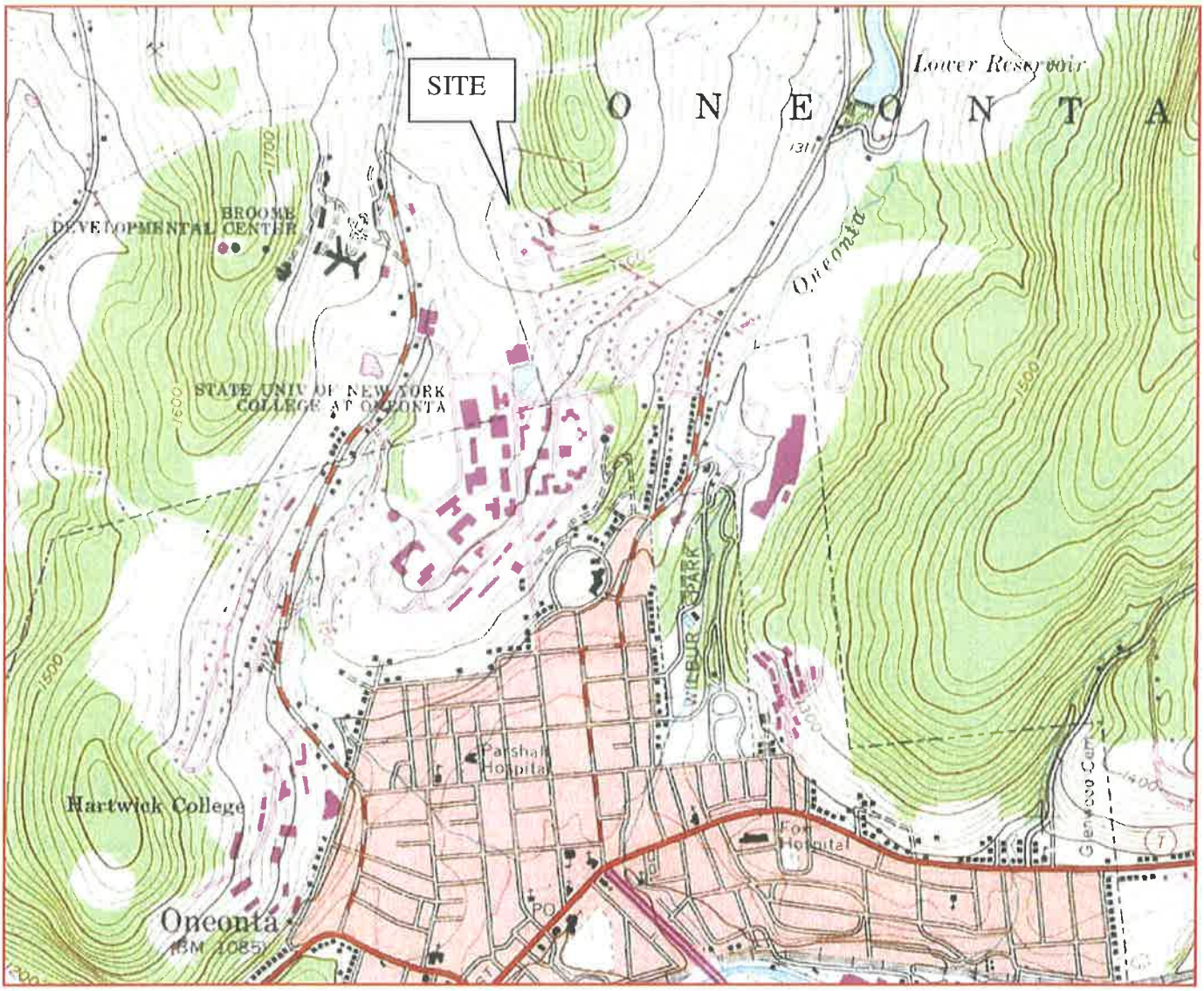
ARCHITECTS • ENGINEERS • SURVEYORS, LLC

KEYSTONE PROJECT NO. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

Figure 1

Site Location Map



1949, Oneonta, New York
USGS 7.5-Minute Series Topographic Map

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Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

Figure 2
USGS Vicinity Map

Scale: NTS

Otsego County GIS Map with Tax ID

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Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

Figure 3
Site Schematic

***Wetland Boundaries Based on 2002 NWI Wetland Inventory Map**

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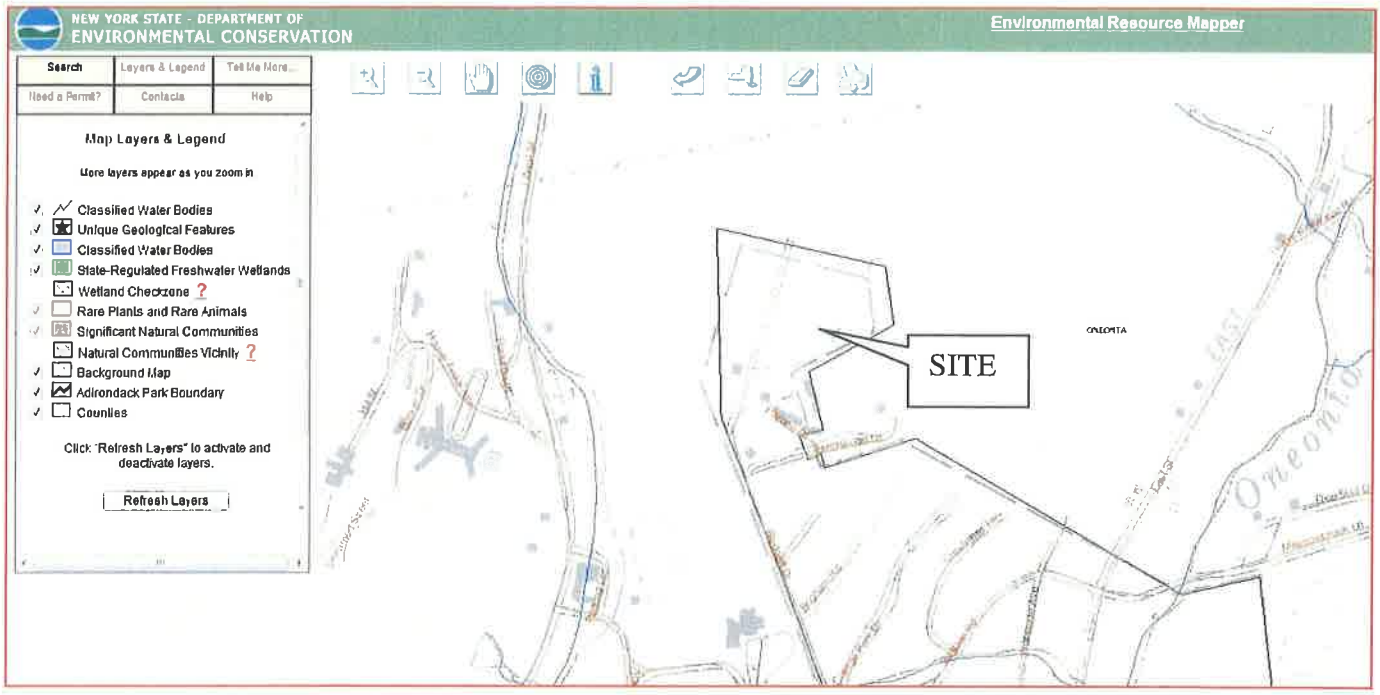
Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

Figure 4A
NWI Map



***Wetland Boundaries Based on NYSDEC Environmental Resource Map**

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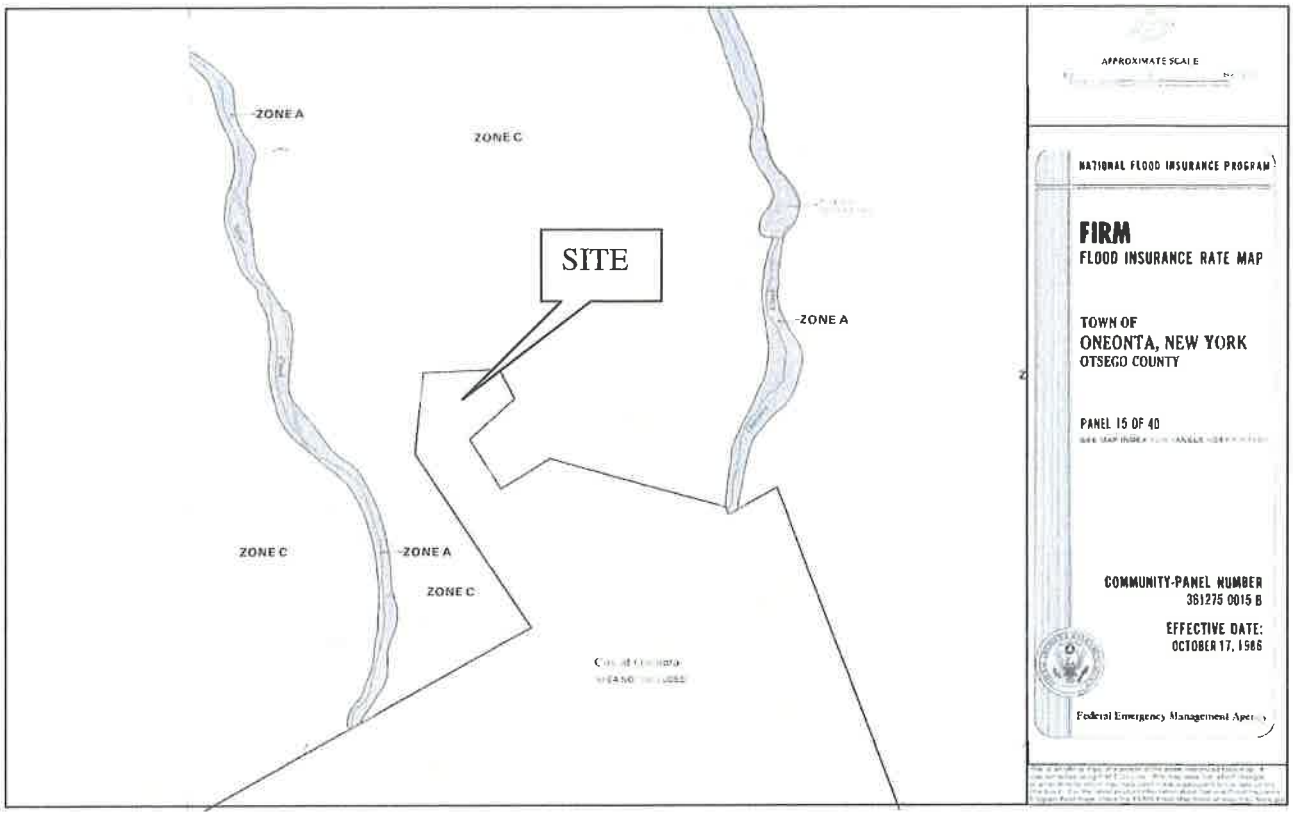
KEYSTONE PROJECT NO. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

Figure 4B
NYSDEC
Wetland Map



***FEMA Flood Plain information based on Preliminary Panel No 3612750015B dated 10/17/1986**

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Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

Figure 5
FEMA Flood Map

APPENDIX B

SITE INSPECTION CHECKLIST

SITE INSPECTION CHECKLIST 11-30-2012

Feature	Yes/No	Description
Waste/Debris Piles	No	
Drums/Containers	No	
Waste Materials	No	
Discolored Soil	No	
Discolored Surface Water	No	
Odors	No	
Unnatural Fill	No	
Blackened/Burn Areas	No	
ASTs	No	
USTs	Yes	According to the resident of Parcel 288.6-1-64, the home is serviced by an underground fuel oil storage tank. However, permission to access the parcel was not granted therefore additional on-site information could not be obtained.
Drains/Grates/Manholes	No	
Fill Pipes/Vent Lines	No	
Stressed Vegetation	No	
Wetlands/Seeps	No	
Ponds/Streams	No	
Pits/Basins	No	
Potential Asbestos Materials	No	
Transformers	No	
Elevators/Lifts	No	
Other	No	The Site consists of five adjoining tax parcels and has been improved with two separate residential dwellings.

APPENDIX C

PROPERTY PHOTOGRAPHS

View of Richard Woods residence on Parcel 288.6-1-64

View of unconstructed roadway through Parcel 288.6-1-62

Appendix C – Property Photographs
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

KEYSTONE ASSOCIATES
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Front view of Janet Izzo owned apartment building on Parcel 288.6-1-3 (west side)

Rear view of apartment building

Appendix C – Property Photographs
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

KEYSTONE ASSOCIATES
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Side view of apartment building (north side)

Rear view of apartment building (east side)

Appendix C – Property Photographs
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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Side view of apartment building (south side)

Front view of apartment building (west side)

Appendix C – Property Photographs
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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View of Blodgett Drive from the Izzo apartment building

View of adjacent apartment complexes located immediately east and south of the Site

Appendix C – Property Photographs
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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Additional view of unconstructed roadway through the largest parcel (Parcel 288.6-1-62)

View of recreational trails observed throughout the Site

Appendix C – Property Photographs
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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View of adjacent electrical line easement located immediately north of the Site (facing uphill to the east)

Additional view of adjacent electrical line easement facing downhill to the west

Appendix C – Property Photographs
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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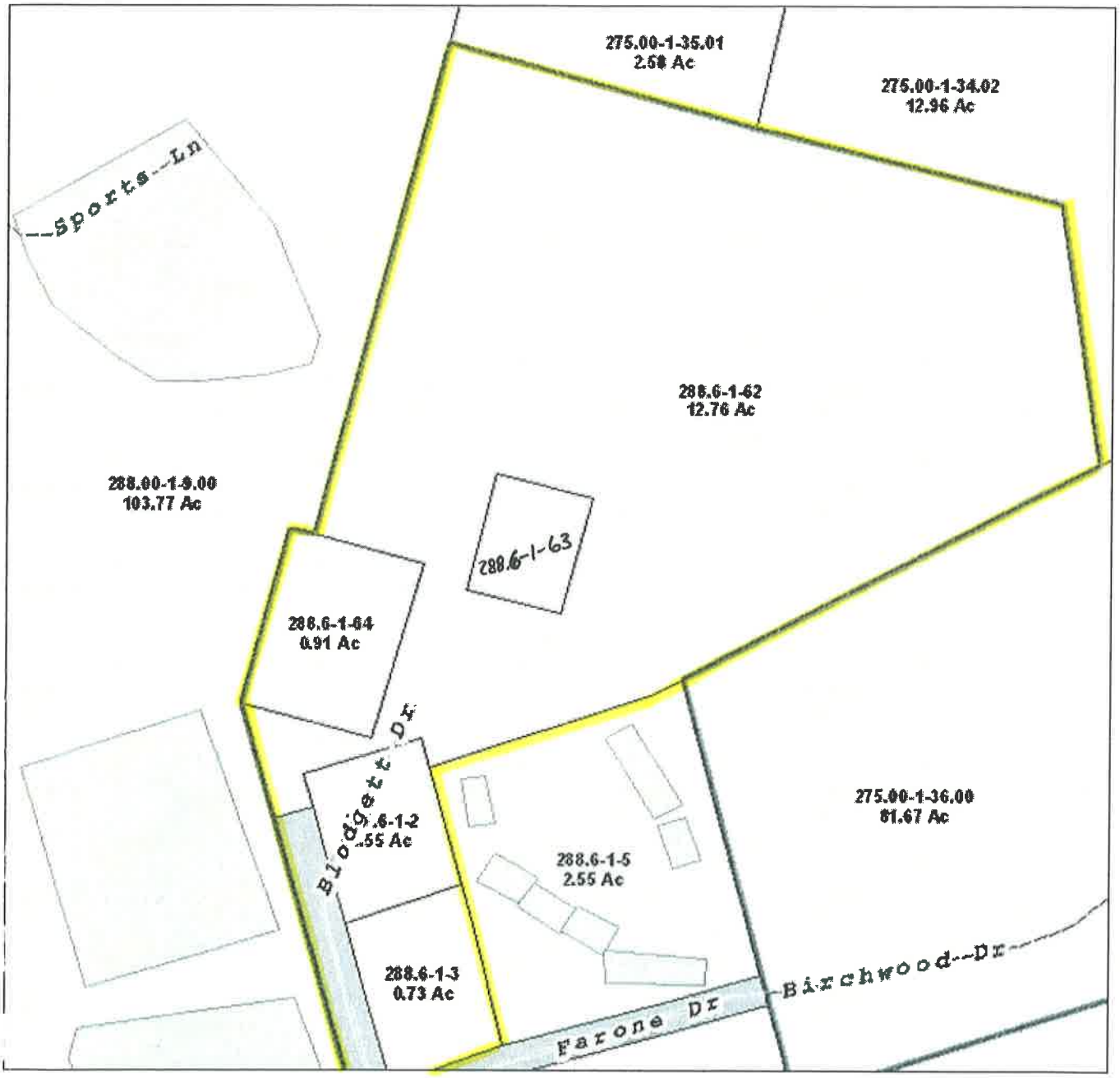
APPENDIX D

HISTORICAL RESEARCH DOCUMENTATION

Otsego County, New York

Geographic Information System (GIS)

Date Printed: 11/30/2012



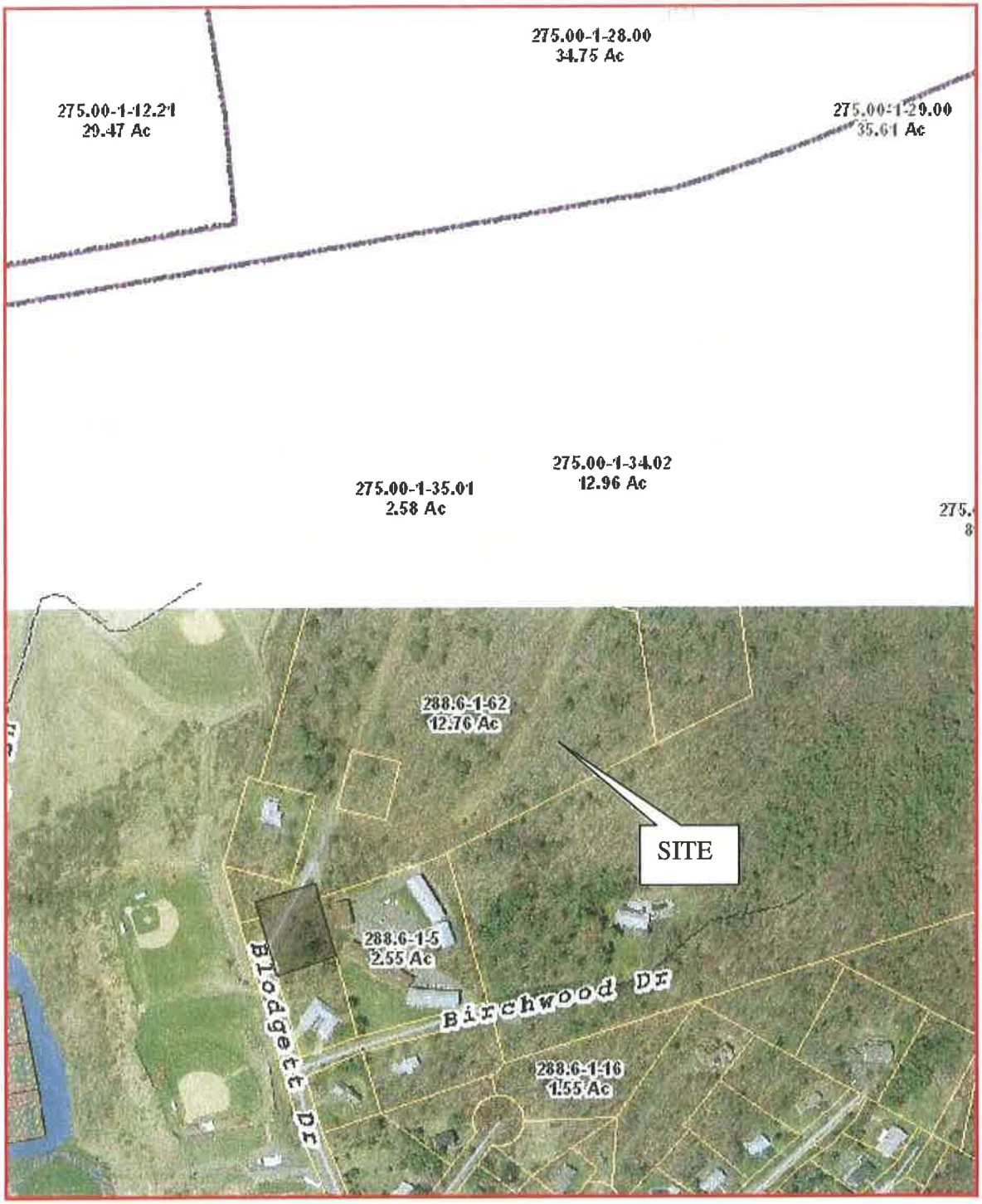
MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. Otsego County, NY and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

0 200 Feet

N W E S



2001 Aerial Photograph

Appendix D – Historical Research Documentation
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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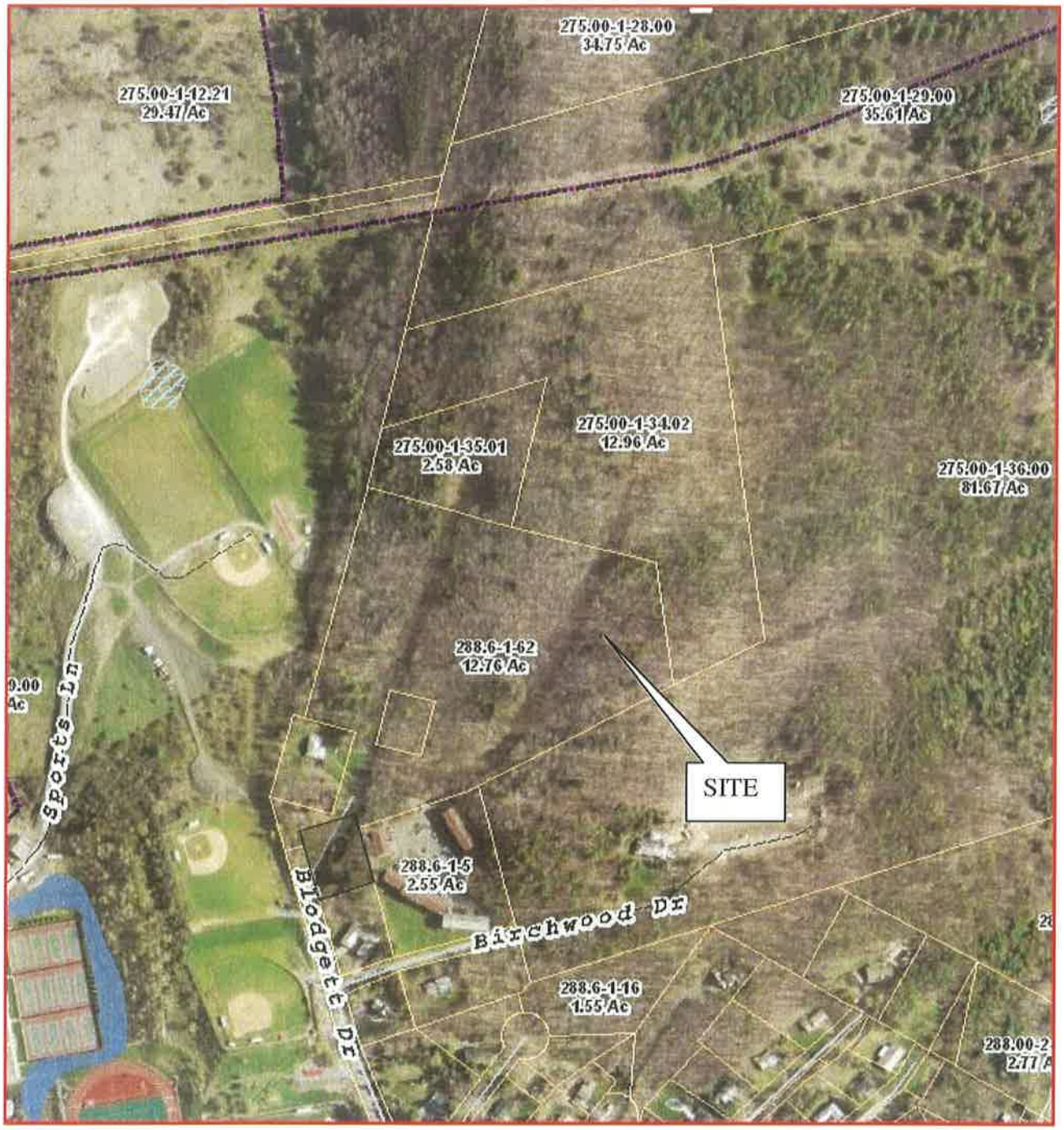

2005 Aerial Photograph

Appendix D – Historical Research Documentation
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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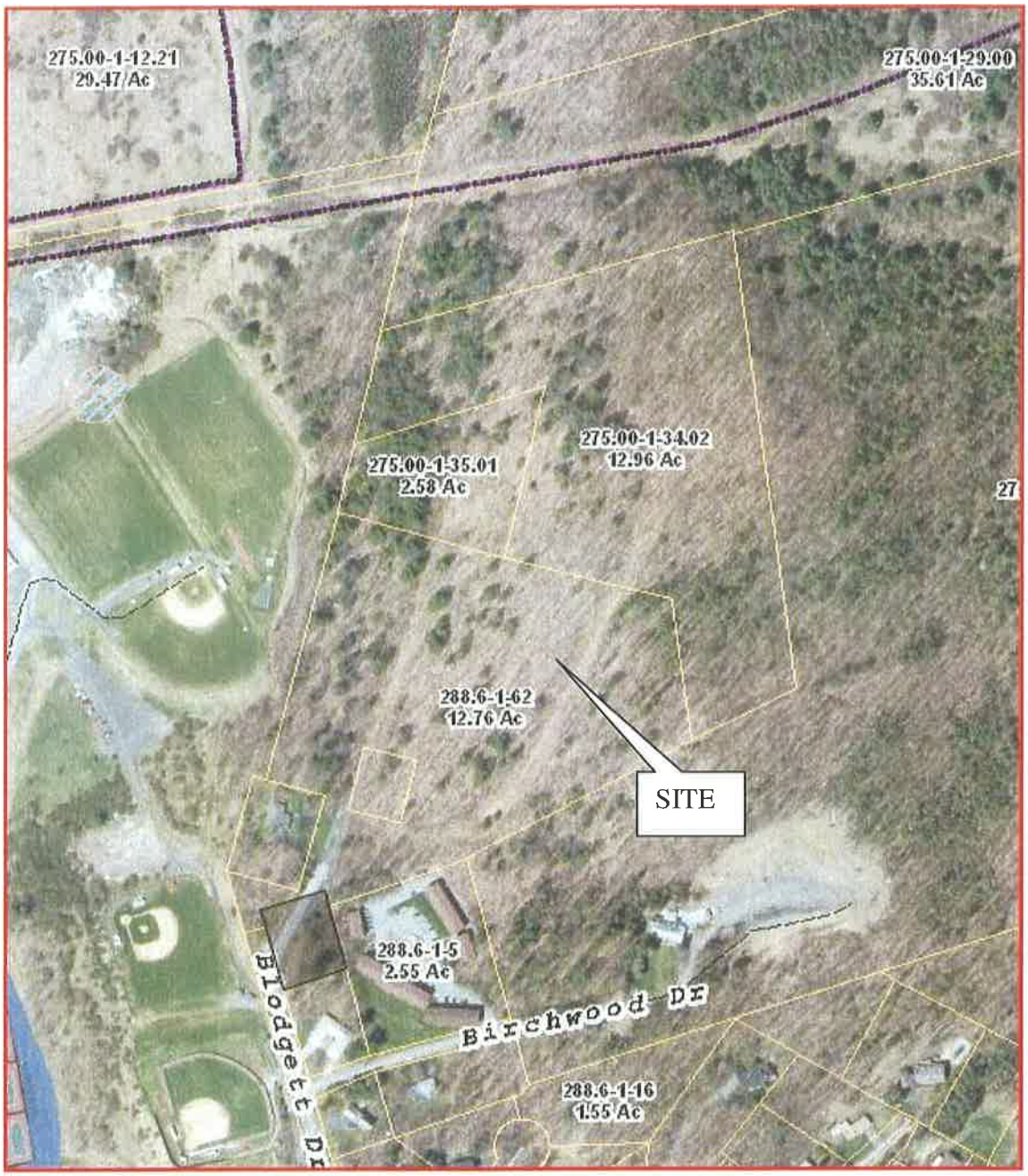

2010 Aerial Photograph

Appendix D – Historical Research Documentation
Keystone Project No. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

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Oneonta Student Housing Project
Blodgett Drive
Oneonta, NY 13820

Inquiry Number: 3465600.4
December 03, 2012

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Date EDR Searched Historical Sources:

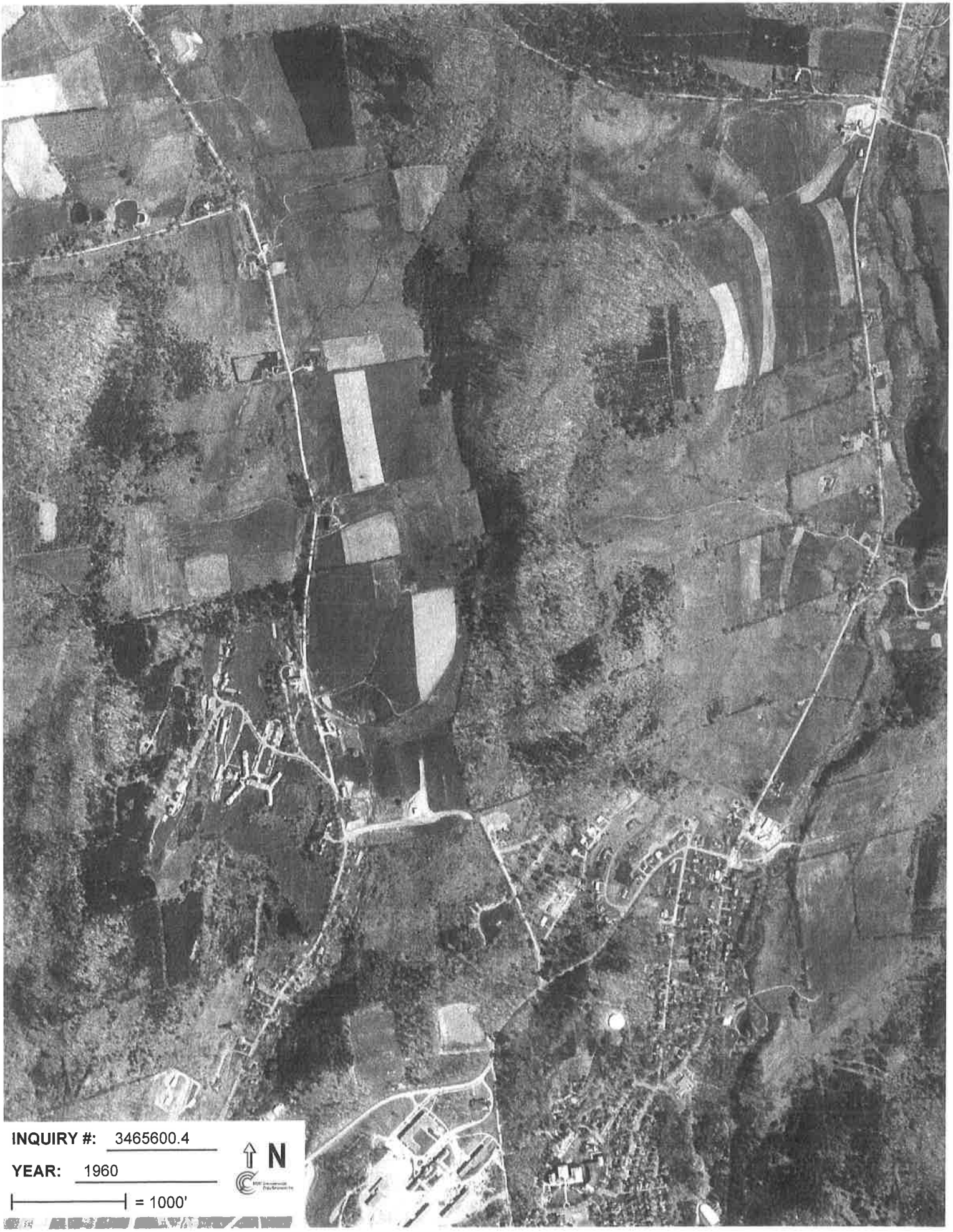
Aerial Photography December 03, 2012

Target Property:

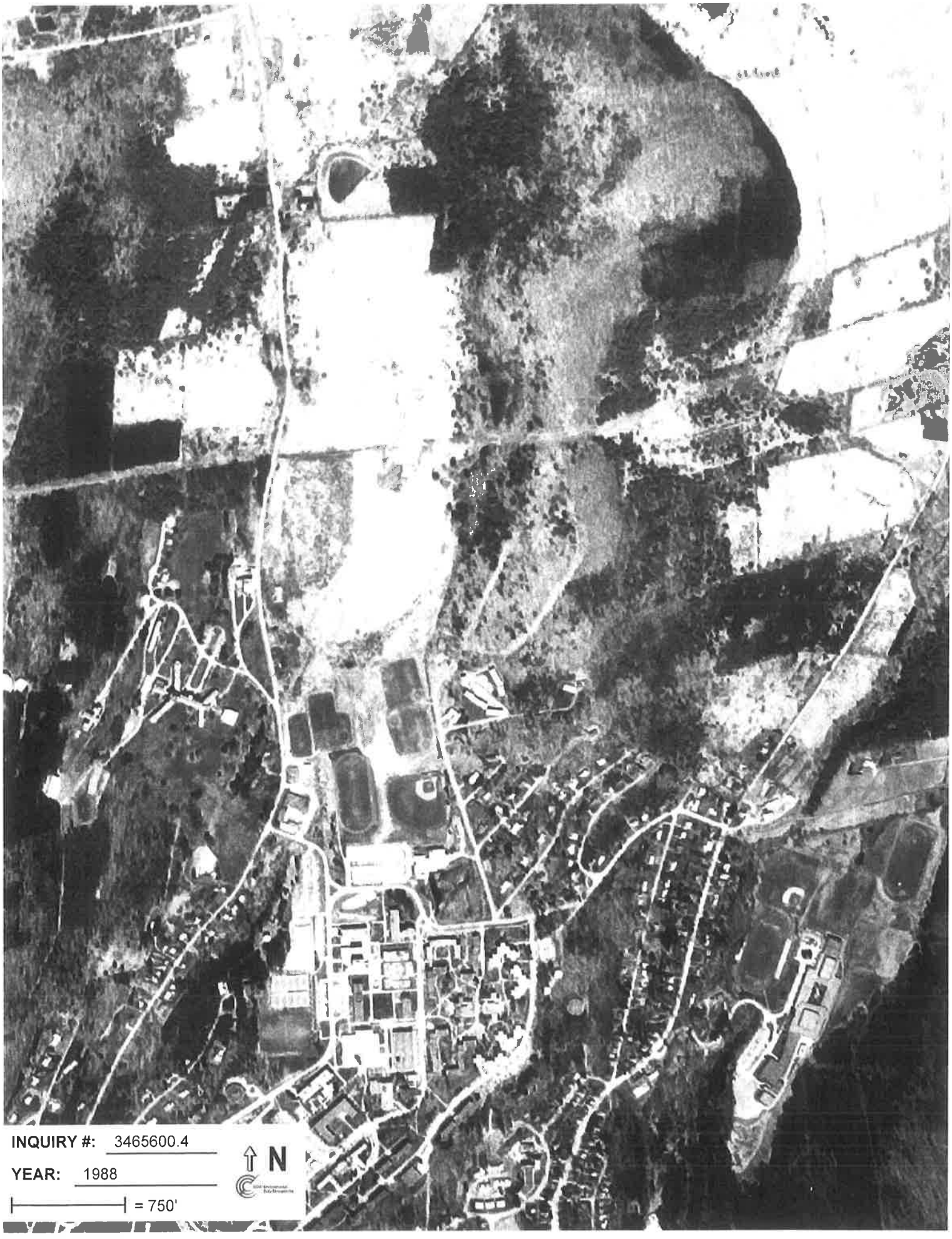
Blodgett Drive

Oneonta, NY 13820

Year	*Scale*	*Details*	*Source*
1960	Aerial Photograph. Scale: 1"=1000'	Panel #: 42075-D1, Oneonta, NY;/Flight Date: May 04, 1960	EDR
1982	Aerial Photograph. Scale: 1"=1000'	Panel #: 42075-D1, Oneonta, NY;/Flight Date: April 28, 1982	EDR
1988	Aerial Photograph. Scale: 1"=750'	Panel #: 42075-D1, Oneonta, NY;/Flight Date: April 26, 1988	EDR
1998,1997	Aerial Photograph. Scale: 1"=500'	Panel #: 42075-D1, Oneonta, NY;/Composite DOQQ - acquisition dates: April 22, 1998,May 05, 1997	EDR
1998	Aerial Photograph. Scale: 1"=750'	Panel #: 42075-D1, Oneonta, NY;/Flight Date: April 22, 1998	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 42075-D1, Oneonta, NY;/Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=500'	Panel #: 42075-D1, Oneonta, NY;/Flight Year: 2008	EDR


INQUIRY #: 3465600.4
YEAR: 1960
= 1000'
N


INQUIRY #: 3465600.4
YEAR: 1982
= 1000'
N



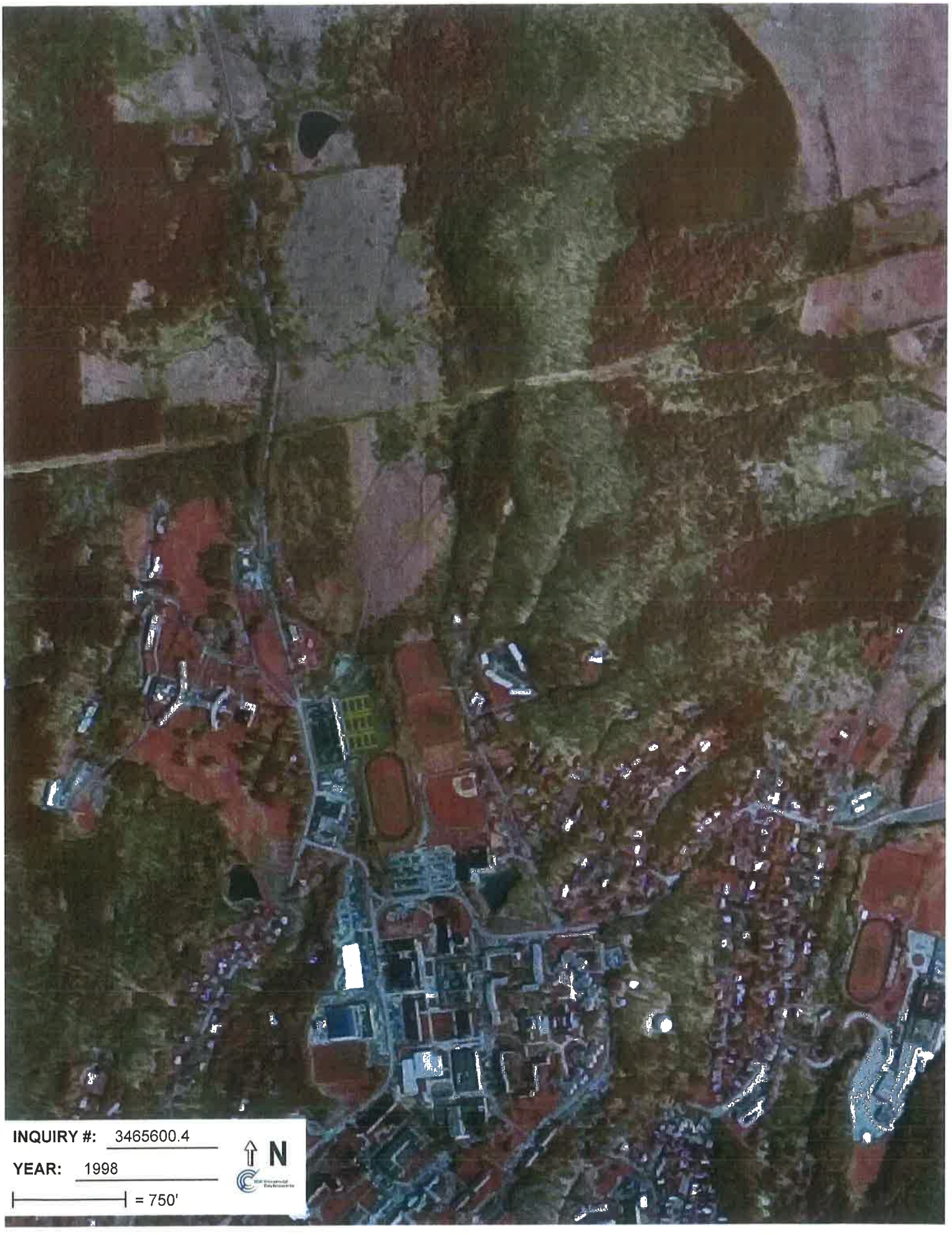
INQUIRY #: 3465600.4

YEAR: 1988

= 750'

N


INQUIRY #: 3465600.4
YEAR: 1998,1997 (DOQQ)
= 500'
N


INQUIRY #: 3465600.4
YEAR: 1998
= 750'
N


INQUIRY #: 3465600.4
YEAR: 2006
= 500'
N


INQUIRY #: 3465600.4
YEAR: 2008
= 500'
N

CHAIN OF TITLE: PARCEL NO. 288.6-1-64

Grantor	Grantee	Date	Book	Page
Emerson & Caroline Van Wassehnova	Richard & Karen Woods	4/27/1979	667	995
Hardy Hansen	Emerson & Caroline Van Wassehnova	7/29/1975	644	629
***See Section 5.3 of Phase I Report.**				

The information included in this search was compiled for parcel history review purposes only, and is not a commitment of title insurance or guaranteed accurate.

CHAIN OF TITLE: PARCEL NO. 288.6-1-63

Grantor	Grantee	Date	Book	Page
Alyce Roberts	Richard & Karen Woods	8/20/1987	721	1014
Manuel & Bertha Barretto	Alyce Roberts	7/2/1982	685	647
***See Section 5.3 of Phase I Report.**				

The information included in this search was compiled for parcel history review purposes only, and is not a commitment of title insurance or guaranteed accurate.

CHAIN OF TITLE: PARCEL NO. 288.6-1-62 & 288.6-1-2 & 288.6-1-3

Grantor	Grantee	Date	Book	Page
Janet C. Izzo (Administrator of Maria J. Izzo)	Janet C. Izzo	9/20/1990	748	536
Albert Ferone	Angela Ferone (executor of estate)	11/12/1981	682	657
Hardy Hansen	Albert & Angela Ferone	7/22/1975	644	629
Board of Education of Wyoming Annual conference of the Methodist Church	Albert & Angela Ferone	12/22/1972	627	1149
Roman Catholic Diocese of Albany, New York	Albert & Angela Ferone	11/2/1971	619	174
Daniel Clune & Myrtle Clune	Willis & Isabelle Porter	4/1/1946	419	118
John Brewer & Daniel Clune		8/4/1917	300	38
***See Section 5.3 of Phase I Report.**				

The information included in this search was compiled for parcel history review purposes only, and is not a commitment of title insurance or guaranteed accurate.

FORM 553X N. Y. DEED—WARRANTY

TUTOLANE REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT. 05701

This Indenture,

Made the 27th *day of* April

Nineteen Hundred and seventy-nine

Between EMERSON J. VAN WASSEHNOVA and CAROLINE C. VAN WASSEHNOVA, 150 Blodgett Drive, Oneonta, Otsego County, New York,

parties of the first part, and

RICHARD S. WOODS and KAREN B. WOODS, 35 Church Street, Oneonta, Otsego County, New York,

parties of the second part,

Witnesseth *that the parties of the first part, in consideration of*

----------ONE---------- *Dollar* ($ 1.00) *lawful money of the United States,* and other good and valuable consideration *paid by the parties of the second part, do hereby grant and release unto the parties of the second part,* their heirs *and assigns forever,*

"ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Oneonta, County of Otsego, State of New York and more particularly described as follows:

BEGINNING at a 1/2" rebar tagged Bartschi, LS. 45867, said rebar being N 15° 32' 23" E 29.57' from a railroad rail monument at the southwest corner of lands conveyed to Albert E. Farone and Angela T. Farone per Deed recorded in the Otsego County Clerk's OFfice in Liber 644 at Page 629; then N 15° 32' 23" E along the bounds of The People of the State of New York per State University of New York map 62. Parcel 0 200.00' to a 1/2" rebar tagged as above; thence S 74 27' 37" E 187.00 to a 1/2" rebar tagged as above; thence S 18° 58' 24" W along a proposed street 200.36' to an electric pole; thence N 74° 27' 37" W 175.00' to the place of beginning.

CONTAINING 0.83 acres of land."

Being a portion of the premises described in a deed from Albert E. Farone and Angela T. Farone to Emerson J. Van Wassehnova and Caroline C. Van Wassehnova, dated July 19, 1976 and recorded in the Otsego County Clerk's Office July 19, 1976 in Liber 650 of Deeds at Page 170.

EXCEPTING AND RESERVING electric line easement in favor of New York State Electric and Gas Corporation.

As shown on a map titled, "Map of Lot Split of Property of Albert E. Farone and Angela T. Farone dated 10/7/75, revised 7/7/1976 made by James R. Bartschi, LS. 45867

Being a portion of the premises heretofore conveyed from Hardy Hansen to the parties of the first part by Warranty Deed dated July 22, 1975 and recorded in the Otsego County Clerk's Office July 29, 1975 in Liber 644 of Deeds at Page 629 and a Warranty Deed to Albert E. Farone from Willis Porter and Isabelle M. Porter, husband and wife, R.R. 9, Bloomington, Indiana dated August 10, 1965 and recorded August 20, 1965 in Liber 562 of Deeds at Page 261. Together with the right to cross and re-cross and use the proposed street which would be an extension of Blodgett Drive across the lands of Albert E. Farone to the conveyed in accordance with the layout as shown on the map hereinbefore mentioned. It being the intention of the parties of the first part hereto to immediately petition the Town and City

788.06-1-64

of Oneonta for the erection of a road to the demised premises from Farone Drive to the demised premises and to the premises owned by the parties of the first part as indicated on said map.

EXCEPTING AND RESERVING from this conveyance all telephone and electric line pole easements which may have been granted.

That the conveyance of the aforementioned tract of land is made by the grantors and accepted by the grantees subject to the following covenants and restrictions:

1. Each plot or lot with a minimum frontage of 150' shall be used solely for residential purposes and one single family house only and one suitable garage shall be erected on the premises hereby conveyed.

2. No merchandising, manufacturing, repairing or business serving the public shall be conducted on said premises.

3. All one-story houses must have a ground floor area of at least 1,400 square feet, and all two-story houses must have a ground floor area of at least 840 square feet, exclusive of attached garages and porches.

4. All houses and accessory buildings must be erected in compliance with all town or municipal laws and ordinances.

5. No signs or billboards may be erected on any lot, excepting those signifying the name of the occupant and the street numbers, and no sign shall exceed 180 square inches.

6. All building plans must be checked by the grantor or his authorized agents or representatives, and approved in writing, and the setback lines and other requirements of the zoning and municipal authorities shall be complied with.

7. Each lot shall have an easement or right-of-way in, over and upon it for the use of gas, electric and telephone poles and wires.

8. Each lot or lots hereinbefore described shall not be divided or conveyed except as a whole lot. This reservation, however, is not intended to prevent an adjoining lot owner from purchasing a portion of the lot conveyed, providing, however, that no building shall be erected upon any lot so divided or subdivided, and compliance shall at all times be made to restriction No. 2 hereinbefore stated.

(a) It is mutually covenanted and agreed that these restrictions are to be considered as covenants running with the land and by the acceptance of this conveyance such covenants are binding upon the present grantees and any and all other persons claiming title through them.

(b) It is further mutually covenanted and agreed that these restrictions and covenants shall be binding until January 1, 2000, at which time such covenants shall be automatically extended for successive ten year periods, unless by vote of a majority of the then owners of said lots, each owner to have but one vote regardless of the number of lots owned, it is then and there agreed to abrogate the aforementioned covenants in whole or in part, or to continue them as they now are, or with such modifications as may be agreed upon.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To Have and to Hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said parties of the first part covenant as follows:

First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said parties of the first part will forever **Warrant** the title to said premises.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

2063

RECEIVED
$ 61.05
REAL ESTATE
MAY 11 1979
TRANSFER TAX
OTSEGO
COUNTY

Emerson J. Van Wassehnova (signature)
Emerson J. Van Wassehnova
Caroline C. Van Wassehnova (signature)
Caroline C. Van Wassehnova

State of New York
County of Otsego } ss.

On this 27th day of April Nineteen Hundred and seventy-nine before me, the subscriber, personally appeared

EMERSON J. VAN WASSEHNOVA & CAROLINE C. VAN WASSEHNOVA

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they severally acknowledged to me that they executed the same.

Phyllis J. Kenney (signature)
Notary Public

OTSEGO COUNTY, SS
Recorded on the 11th day of May 1979 at 10:19 o'clock A. M. in Liber 667 of Deeds at page 995
June B. Hotaling (signature) Clerk

LIBER 667 PAGE 997

FORM 883½ N. Y. DEED—WARRANTY with Lien Covenant Rev. 4/84 TUTOLARK REGISTERED U. S. PAT. OFFICE TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

$10.00

LIBER 721 PAGE 1014

This Indenture,

Made the 20th *day of* August *Nineteen Hundred and* Eighty-seven

Between ALYCE H. ROBERTS, residing at R.D. #3, Box 411, Southside Drive, Oneonta, New York 13820

party of the first part, and

RICHARD S. WOODS and KAREN B. WOODS, his wife, both residing at 150 Blodgett Drive, Oneonta, New York 13820, and to the survivor of them as tenants by the entirety

parties of the second part,

Witnesseth *that the party of the first part, in consideration of* ---------- ONE ----------*Dollar* ($1.00-------) *lawful money of the United States,* and other good and valuable consideration *paid by the parties of the second part, does hereby grant and release unto the parties of the second part,* their distributees *and assigns forever,* all

ALL THAT TRACT OR PARCEL OF LAND situate in the Town, (now City) of Oneonta, Otsego County, New York, being a portion of Lot No. 15, which property is more particularly described as follows:

Commencing at an iron pipe in the easterly bounds of Blodgett Drive which point is located at the corner of Lots 15 and 16; thence in an easterly direction S. 75° 00' E along the southerly bounds of Lot 16, 125 feet to an iron pipe; thence in a southerly direction S. 28° 00' W. on a line parallel with the easterly bounds of Blodgett Drive, 150 feet more or less to an iron pipe in the northerly bounds of an unnamed street; thence in a westerly direction No. 75° 00' W. along the northerly bounds of said unnamed street 125 feet more or less to an iron pipe in the easterly bounds of Blodgett Drive; thence in a northerly direction N. 28° 00' E. along the easterly bounds of Blodgett Drive 150 feet more or less to the point and place of beginning, intending to convey a portion of Lot No. 15.

This conveyance is subject to the following covenants and restrictions and easements:

1. The above described premises shall be used solely for residential purposes and one single family house only and suitable garage shall be erected on the premises hereby conveyed.

2. No merchandising, manufacturing, repairing, or business serving the public shall be conducted on said premises.

3. All one-story houses must have a ground floor area of at least 1400 square feet, and all two-story houses must have a ground floor of at least 840 square feet, exclusive of attached garages and porches.

4. Any house erected and accessory buildings must be connected with and use only city water supply and sewage system.

5. No signs or billboards may be erected on any lot, excepting those signifying the name of the occupant and the street numbers, and no sign shall exceed 180 square inches.

6. All building plans must be checked by the grantors or their authorized agents or representative and approved in writing, and the set-back lines and other requirements of the zoning and municipal authorities shall be complied with.

7. This conveyance shall have an easement or right of way in, over and upon it for the use of gas, electric and telephone poles and wires.

Being the same premises as described in a deed from Manuel Barretto and Bertha Barretto to Alyce H. Roberts dated July 2, 1982, and recorded July 29, 1982, in Liber 685 of Deeds at page 647 in the Otsego County Clerk's Office.

288.06-1-63

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 parties of the second part, their distributees and assigns forever.

And said party of the first part covenants as follows:

First. That the parties of the second part shall quietly enjoy the said premises;

Second. That said party of the first part will forever Warrant the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

x Alyce H. Roberts (L.S.)
Alyce H. Roberts

TRANSCRIPT FILED IN THIS OFFICE. OTSEGO, N. Y.
DATE 9/1/87
David W. Macfarlane
CITY CHAMBERLAIN

(L.S.)

State of New York
County of Otsego } ss.

On this 2nd day of August Nineteen Hundred and Eighty-seven before me, the subscriber, personally appeared

ALYCE H. ROBERTS

to me personally known and known to me to be the same person described in and who executed the within Instrument and she duly acknowledged to me that she executed the same.

Raymond P. Krone
Notary Public

RAYMOND P. KRONE
Notary Public, State of New York
Otsego County Reg. No. 2205510
Commission expires Dec. 31, 19 89

109
RECEIVED
$ 10.00
REAL ESTATE
SEP - 2 1987
TRANSFER TAX
OTSEGO
COUNTY

Deed
WARRANTY WITH LIEN COVENANT

ALYCE H. ROBERTS

TO

RICHARD S. WOODS &
KAREN B. WOODS

Dated, August , 1987

SEP 2 10 46 AM '87
OTSEGO COUNTY CLERK

OTSEGO COUNTY, ss.
Recorded on the 2nd day of Sept. 1987 at 10:46 o'clock A.M., in Liber 721 of Deeds at page 1014
James B. Watling Clerk

LIBER 721 PAGE 1015

TIMOTHY A. SMITH, P.C.
ATTORNEY AND COUNSELOR AT LAW
88 MAIN STREET
P. O. BOX 118
CAMDEN, NEW YORK 13316

22

Subject

§ 384 N.Y. DEED—ADMINISTRATOR'S

Published by NATIONAL LEGAL SUPPLY, INC.

LIBER 748 PAGE 536

This Indenture,

made the 20th day of September nineteen hundred and ninety,

Between JANET C. IZZO,

as Administrator of the Estate of MARIA J. IZZO, (a/k/a JENNIE IZZO), late of the City of Mechanicville, N.Y. deceased part y of the first part, and

JANET C. IZZO, residing at HCR Box 120B, Sand Lake, New York 12153,

part y of the second part;

Witnesseth, That the part y of the first part, by virtue of the power and authority to her given in and by the Estates, Powers and Trusts Law, Article 11, Section 11-1.1 (5) B and (18), or any amendment thereof from time to time made, and in consideration of One and 00/100- Dollars, ($1.00) lawful money of the United States, paid by the part y of the second part, do es hereby grant and release unto the part y of the second part, her heirs and assigns forever, all

the right, title and interest that said Maria J. Izzo a/k/a Jennie Izzo had as a tenant in common in those certain pieces or parcels of land situate in the City of Oneonta and Town of Oneonta, County of Otsego and State of New York, as more particularly described on Schedule "A" attached hereto and made a part hereof.

The above conveyance represents a distribution from the Estate of Maria J. Izzo, a/k/a Jennie Izzo.

5607

RECEIVED
$ NONE
REAL ESTATE
OCT - 5 1990
TRANSFER TAX
OTSEGO
COUNTY

288.6-1-62
-1-2
-1-3

SCHEDULE "A"

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Oneonta, County of Otsego and State of New York, beginning at the southwesterly corner of premises described in a deed from Albert W. Ackley, Mary C. Ackley, and Allie J. Ackley Emerick to Kenneth D. Hunt, dated August 10, 1948 and recorded in the Office of the Clerk of the County of Otsego on August 16, 1948 in Liber 435 of Deeds at Page 223, and running thence northerly along the westerly line of said premises and along the lands of Kenneth Chase one thousand (1,000) feet to a point; thence easterly and parallel with the southerly line of the Hunt premises four hundred fifty (450) feet to a point; thence south and parallel to the westerly line of said premises one thousand (1,000) feet to a point in the southerly bounds of the Hunt premises; thence westerly along the southerly bounds of the Hunt premises and along the lands now or formerly of Willis Porter four hundred fifty (450) feet to the point of beginning.

TOGETHER with an easement for the right-of-way for ingress and egress of vehicles over the premises remaining in the lands of Kenneth D. Hunt above described to gain access to East Street from the premises above conveyed.

ROW easement

EXCEPTING therefrom a portion of that parcel conveyed by Albert E. Farone and Angela T. Farone, his wife, by warranty deed dated July 19, 1976 and recorded in the Office of the Otsego County Clerk on the 19th day of July, 1976 in Liber 650 of Deeds at page 170.

ALSO EXCEPTING therefrom a portion of that parcel conveyed by Albert E. Farone and Angela T. Farone by warranty deed dated September 4, 1978 and recorded in the Office of the Otsego County Clerk on the 29th day of September, 1978 in Liber 664 at page 126.

ALSO EXCEPTING therefrom a portion of that parcel conveyed by Albert E. Farone and Angela T. Farone, his wife, by warranty deed dated December 28, 1979 and recorded in the Office of the Otsego County Clerk on the 10th day of January, 1980 in Liber 672 of Deeds at page 357 as it affects the premises intended to be conveyed hereinabove.

BEING the same premises conveyed to Albert E. Farone and Angela T. Farone, his wife, by Hardy Hanson by warranty deed dated July 22, 1975 and recorded in the Office of the Otsego County Clerk on the 29th day of July, 1975 in Liber 644 of Deeds at page 629. Said Albert E. Farone died a resident of the Town of Oneonta, County of Otsego, State of New York, on

December 20, 1980, leaving Angela T. Farone as the surviving tenant by the entirety. Said Angela T. Farone died a resident of the Town of Oneonta, County of Otsego, State of New York, on December 13, 1981, leaving her surviving a Last Will and Testament which was duly probated in the Otsego County Surrogate's Court on January 7, 1982 bequeathing the residuary of said estate to Phyllis Coviello, Maria J. Izzo (a/k/a Jennie Izzo), and Anna Trombero. Also being the same premises conveyed to Phyllis Coviello and Maria J. Izzo by Anna Trombero by warranty deed dated March 30, 1983 and recorded in the office of the Otsego County Clerk on the 22nd day of April, 1983 in Liber 689 of Deeds at Page 741. Said Maria J. Izzo died intestate on December 24, 1989, a domicile of the City of Mechanicville, County of Saratoga, State of New York; and Letters of Administration in her Estate were duly issued by the Saratoga County Surrogate's Court to Janet C. Izzo, the Grantor herein.

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Oneonta, County of Otsego and State of New York, which is more particularly bounded and described as follows:

BEGINNING at a point on the common boundary line of Chase to the west and Hunt to the east and which said point is the northwest corner of the premises conveyed by Kenneth D. Hunt to Hardy Hanson by warranty deed dated August 10, 1964, and recorded in the Otsego County Clerk's Office August 11, 1964 in Liber 551 of Deeds at Page 321; running thence northerly along the Chase-Hunt Boundary line to the most northeasterly corner of the Hunt premises; running thence easterly along the common boundary line of Brightman to the north and Hunt to the south, a distance of 1100 feet more or less to a point on said common boundary line; running thence southerly across the Hunt premises and easterly of a stone wall to a point on the common boundary line of Farone to the south and Hunt to the north; running thence westerly along the Farone-Hunt boundary line to the southeasterly corner of the aforementioned Hardy Hanson premises; running thence northerly along the easterly boundary line of the Hardy Hanson premises a distance of 1000 feet to the northeasterly corner of the Hardy Hanson premises; running thence westerly along the northerly boundary line of the Hardy Hanson premises a distance of 450 feet to the point or place of beginning.

The aforedescribed premises are conveyed subject to public utility easements and subject to an easement for a right of way for ingress and egress of vehicles as granted by Kenneth

D. Hunt to Hardy Hanson in the aforementioned Hunt to Hanson deed.

Kenneth D. Hunt does hereby grant and release unto the party of the second part, his heirs and assigns forever an easement three rods wide for a right of way for ingress and egress of vehicles over the premises remaining in the ownership of Kenneth D. Hunt to gain access to East Street from the premises above described, and the party of the first part covenants that he will transfer the premises covered by this easement to the Town of Oneonta, New York for street purposes whenever said easement is acceptable to the Town for street purposes.

EXCEPTING therefrom a portion of that parcel conveyed by Albert E. Farone and Angela T. Farone, his wife, by warranty deed dated December 28, 1979 and recorded in the Office of the Otsego County Clerk on the 10th day of January, 1980 in Liber 672 of Deeds at Page 357 as it affects the premises intended to be conveyed hereinabove.

Already an exception from Parcel I

ALSO EXCEPTING therefrom a portion of that parcel conveyed by Wilber National Bank, Joseph F. Kehoe and David S. Herzig as Executors of the Estate of Angela T. Farone to the Albert E. and Angela T. Farone Foundation, Inc. by executor's

deed dated January 3, 1983 and recorded in the Office of the Otsego County Clerk on January 7, 1983 in Liber 688 of Deeds at page 305.

BEING the same premises conveyed to Angela T. Farone, individually, by Angela T. Farone, as executrix of the Estate of Albert E. Farone, by Executor's Deed dated November 12, 1981 and recorded in the Office of the Otsego County Clerk on the 3rd day of December 1981 in Liber 682 of Deeds at Page 657. Said Angela T. Farone died a resident of the Town of Oneonta, County of Otsego, State of New York, on December 13, 1981, leaving her surviving a Last Will and Testament which was duly probated in the Otsego County Surrogate's Court on January 7, 1982 bequeathing the residuary of said estate to Phyllis Coviello, Maria J. Izzo (a/k/a Jennie Izzo), and Anna Trombero. Also being the same premises conveyed to Phyllis Coviello and Maria J. Izzo by Anna Trombero by warranty deed dated March 30, 1983 and recorded in the office of the Otsego County Clerk on the 22nd day of April, 1983 in Liber 689 of Deeds at Page 741. Said Maria J. Izzo died intestate on December 24, 1989, a domicile of the City of Mechanicville, County of Saratoga, State of New York; and Letters of Administration in her Estate were duly issued by the Saratoga County Surrogate's Court to Janet C. Izzo, the Grantor herein.

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Oneonta, County of Otsego, and State of New York, and which is more particularly bounded and described as follows in accordance with a survey made August 23, 1965 by Vito N. Molinari, New York State Licensed Land Surveyor No. 17040:

map

BEGINNING at a point on the east boundary line of Blodgett Drive, which said point is the northwest corner of premises conveyed by Albert E. Farone to Roman Catholic Diocese of Albany, N.Y. by warranty deed dated December 30, 1965 and recorded in the Otsego County Clerk's Office and reference is hereby made to said deed and the record thereof for a more particular description of said point of beginning; running thence easterly along the northerly boundary line of the aforesaid church property a distance of one hundred fifty (150) feet to a point on the westerly boundary line of Ralph Larsen's property; thence running northerly along the westerly boundary line of the Larsen property and through other property of Albert E. Farone on a line which is a continuation of the westerly boundary line of the Larsen property to a point one hundred (100) feet northerly of the northwest corner of the aforesaid Larsen property; running thence westerly on a line which is on a course of south 71 degrees, 43 minutes, 46

seconds east to a point on the easterly boundary line of Blodgett Drive; running thence southerly along the easterly boundary line of Blodgett Drive a distance of one hundred ninety (190) feet, more or less, to the point and place of beginning.

Also granting and conveying to the party of the second part a right of way along Blodgett Drive from the north corporation line of the City of Oneonta to the point which marks the north bounds of the property herein conveyed.

The premises herein and hereby conveyed is a plot of land of approximately one hundred ninety (190) feet on Blodgett Drive and one hundred fifty (150) feet, more or less, in depth.

EXCEPTING therefrom a portion of that parcel conveyed by Albert E. Farone and Angela T. Farone, his wife, by quit claim deed dated December 15, 1980 and recorded in the Office of the Otsego County Clerk on the 16th day of December, 1980 in Liber 677 of Deeds at page 448.

BEING the same premises conveyed to Albert E. Farone and Angela Farone, husband and wife, by Board of Education of Wyoming Annual Conference of the Methodist Church, Inc. by Warranty deed dated December 22, 1972 and recorded in the

Office of the Otsego County Clerk on January 22, 1973 in Liber 627 of Deeds at page 1149. Said Albert E. Farone died a resident of the Town of Oneonta, County of Otsego, State of New York, on December 20, 1980, leaving Angela T. Farone as the surviving tenant by the entirety. Said Angela T. Farone died a resident of the Town of Oneonta, County of Otsego, State of New York, on December 13, 1981, leaving her surviving a Last Will and Testament which was duly probated in the Otsego County Surrogate's Court on January 7, 1982 bequeathing the residuary of said estate to Phyllis Coviello, Maria J. Izzo (a/k/a Jennie Izzo), and Anna Trombero. Also being the same premises conveyed to Phyllis Coviello and Maria J. Izzo by Anna Trombero by warranty deed dated March 30, 1983 and recorded in the office of the Otsego County Clerk on the 22nd day of April, 1983 in Liber 689 of Deeds at Page 741. Said Maria J. Izzo died intestate on December 24, 1989, a domicile of the City of Mechanicville, County of Saratoga, State of New York; and Letters of Administration in her Estate were duly issued by the Saratoga County Surrogate's Court to Janet C. Izzo, the Grantor herein.

PARCEL 4

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Oneonta, County of Otsego, and State of New York which is more particularly bounded and described as follows:

BEGINNING at a point which is established as follows: Commencing at the apex of the northwest corner of the lands of Albert E. Farone and Manual C. Barretto (College Park), and which said point is also at the apex of the north and west corporation lines of the City of Oneonta, New York, and which said point is also at the apex of the southwest corner of the lands of Albert E. Farone (Porter purchase); running then easterly along the corporation line of the City of Oneonta a distance of 55 feet, more or less, to the easterly boundary of an extension of Blodgett Drive; running thence northerly along the easterly bounds of the extension of Blodgett Drive a distance of two hundred (200) feet, more or less, to the point of beginning, which point is the southwest corner of the premises herein and hereby conveyed, and which said point in addition to being on the easterly boundary line of Blodgett Drive is also on the northerly boundary line of a forty (40) feet right of way running easterly from Blodgett Drive to premises conveyed by Albert E. Farone to Ralph Larsen by warranty deed dated October 23, 1965, and recorded in the Otsego County Clerk's Office November 4, 1965, in Liber 565 of Deeds at page 65; running thence easterly along the northerly boundary line of said forty (40) feet right of way to a point, which point is the southwest corner of the Larsen premises; running thence northerly along the Larsen westerly boundary

line to a point; running thence westerly on a line perpendicular to the east boundary line of Blodgett Drive a distance of one hundred fifty (150) feet to a point on the easterly boundary line of Blodgett Drive; running thence southerly along the easterly boundary line of Blodgett Drive a distance of two hundred ten (210) feet, more or less, to the point and place of beginning.

The premises herein and hereby conveyed is a plot of land of approximately two hundred ten (210) feet on Blodgett Drive and one hundred fifty (150) feet, more or less, in depth.

EXCEPTING therefrom a portion of that parcel conveyed by Albert E. Farone and Angela T. Farone, his wife, by quit claim deed dated December 15, 1980 and recorded in the Office of the Otsego County Clerk on the 16th day of December, 1980 in liber 677 of Deeds at page 448. ~~don't have~~

BEING the same premises conveyed to Albert E. Farone and Angela T. Farone, his wife, by Roman Catholic Diocese of Albany, New York, by bargain and sale deed, dated November 2, 1971 and recorded in the Otsego County Clerk's Office on November 16, 1971 in Liber 619 of Deeds at page 174. Said Albert E. Farone died a resident of the Town of Oneonta, County

of Otsego, State of New York, on December 20, 1980, leaving Angela T. Farone as the surviving tenant by the entirety. Said Angela T. Farone died a resident of the Town of Oneonta, County of Otsego, State of New York, on December 13, 1981, leaving her surviving a Last Will and Testament which was duly probated in the Otsego County Surrogate's Court on January 7, 1982 bequeathing the residuary of said estate to Phyllis Coviello, Maria J. Izzo (a/k/a Jennie Izzo), and Anna Trombero. Also being the same premises conveyed to Phyllis Coviello and Maria J. Izzo by Anna Trombero by warranty deed dated March 30, 1983 and recorded in the office of the Otsego County Clerk on the 22nd day of April, 1983 in Liber 689 of Deeds at Page 741. Said Maria J. Izzo died intestate on December 24, 1989, a domicile of the City of Mechanicville, County of Saratoga, State of New York; and Letters of Administration in her Estate were duly issued by the Saratoga County Surrogate's Court to Janet C. Izzo, the Grantor herein.

PARCEL 5

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Oneonta, County of Otsego and State of New York, and being the South half of subdivision Lot No. 2, in Otsego Patent and bounded as follows, viz: BEGINNING at a birch stub standing on the West bank of the Oneonta Creek, and running thence North 76° West two chains; thence South 77° West forty-six chains and

1305

3069' 808.50'

fifty links; thence North 22° East twelve chains and 3948.12'
twenty-five links; thence North 77° East fifty-nine chains and eighty-two links to the West bank of the aforesaid creek; thence down said creek to the place of beginning, containing sixty and one-half acres of land, EXCEPTING and reserving three acres off from the West end of said described premises, previously sold and conveyed to John Barnes; and ALSO excepting and reserving about one-half acres of land sold off from the Northeast corner of said premises and deed by H. N. Gould and wife to David Ceperly and there is ALSO expressly reserved from this conveyance all rights which the Oneonta Water Works Company may have in and to said premises. And being the same lands and premises described in a deed dated March 18, 1911, from Charles N. Murdock to John W. Brewer, and recorded in the Otsego County Clerk's Office April 20, 1915, in book of deeds No. 292, at page 109.

Help

Being the same premises described in and conveyed by Warranty Deed from John W. Brewer and wife to Daniel J. Clune, dated August 4, 1917, recorded in the Office of the Clerk of the County of Otsego, N.Y., September 6, 1917, in Book 300 of Deeds of Page 68.

LIBER 748 PAGE 540

EXCEPTING AND RESERVING from the above described premises a right of way granted by Daniel J. Clune and Myrtle Clune, his wife, to New York State Electric Corporation and Otsego & Delaware Telephone Company by instrument in writing, dated July 12, 1929, recorded in the Office of the Clerk of the County of Otsego, N.Y., July 17, 1929, in Liber 348 of Conveyances, at Page 428, to which instrument and the record thereof reference is hereby made for more complete and detailed description.

easement

ALSO EXCEPTING AND RESERVING from the above described premises certain rights and privileges granted by Daniel J. Clune and Myrtle Clune, his wife, to New York State Electric & Gas Corporation by agreement in writing dated and acknowledged December 17, 1932, recorded in the Office of the Clerk of the County of Otsego, N.Y., January 26, 1933, in Liber 358 of Conveyances, at Page 341, to which agreement and the record thereof reference is hereby made for more complete and detailed description.

easement

don't have

Being the same premises conveyed in a Warranty Deed from Daniel J. Clune and Myrtle M. Clune to Willis P. Porter and Isabelle M. Porter dated April 1st, 1946 and recorded in the Otsego County Clerk's Office April 2, 1946 in Liber 419 of Deeds at Page 118.

There are excepted and reserved from the aforedescribed premises the three following parcels:

No. 1) All that tract or parcel of land contained in the above described premises which lie on the easterly side of the road known as Upper East Street which runs in a north-south direction through the premises hereinbefore described.

No. 2) The lands and premises described in the Warranty Deed from Willis P. Porter and Isabelle M. Porter to William H. Ziegler and Ella Jenks Ziegler, dated February 11, 1947 and recorded in the Otsego County Clerk's Office February 13, 1947 in Liber 426 of Deeds at Page 440.

No. 3) The lands and premises described in the Warranty Deed from Willis P. Porter and Isabelle M. Porter to Henning J. Martin and Ruth J. Martin, dated November 16, 1959, and recorded in the Otsego County Clerk's Office December 3, 1959, in Liber 499 of Deeds at page 422.

ALSO ALL THAT TRACT OR PARCEL OF LAND to which Order of Supreme Court Justice Joseph P. Molinari, dated June 14, 1965, and filed in the Otsego County Clerk's Office June 15, 1965, gave them a valid, absolute, and unincumbered title in fee; and which is in said Order described as follows: ALL THAT

TRACT OR PARCEL OF LAND situate, lying and being in the Town of Oneonta, County of Otsego and State of New York, which is more particularly bounded and described as follows: Being a parcel of land of the size of three (3) acres and being the three (3) acres excepted and reserved off from the west end of the premises described in the warranty deed from James Steer and Eliza Steer to Lewis A. Houghtailing, dated and acknowledged August 14, 1840, and recorded in the Otsego County Clerk's Office October 17, 1840 in Liber 67 of Deeds at Page 64, and therein stated to have been sold and deeded to John Barnes.

The said Supreme Court Order was recorded in the Otsego County Clerk's Office on the 15th day of June, 1965 in Liber 559 of Deeds at Page 501; and reference is hereby made to said Order and the record thereof.

EXCEPTING from the above-described parcels the following deeds which are recorded in the Otsego County Clerk's Office: The premises mentioned and described in Liber 565 of Deeds at Page 65; premises mentioned and described in Liber 566 of Deeds at Page 353; premises mentioned and described in Liber 566 of Deeds at Page 362; premises mentioned and described in Liber 580 of Deeds at Page 203; premises mentioned and described in Liber 598 of Deeds at Page 303; corrective deed recorded in Liber 599 of Deeds at Page 546; premises mentioned

and described in Liber 609 of Deeds at Page 432; premises mentioned and described in Liber 650 of Deeds at Page 170 (so much of Parcel I as is part of Liber 562 at Page 261); premises mentioned and described in Liber 664 of Deeds at Page 126 (so much thereof as is a part of Liber 562 at Page 261); premises mentioned and described in Liber 672 of Deeds at Page 357 (so much thereof as is a part of Liber 562 at Page 261); premises mentioned and described in Liber 673 of Deeds at Page 760, and also excepting therefrom the easement recorded in Liber 645 at Page 976.

ALSO EXCEPTING therefrom a portion of the above described parcels conveyed by Wilber National Bank, Joseph F. Kehoe and David S. Merzig as Executors of the Estate of Angela T. Farone by executor's deed dated January 3, 1983 and recorded in the Office of the Otsego County Clerk on the 7th day of January, 1983 in Liber 688 of Deeds at page 301.

BEING the same premises conveyed to Angela T. Farone, individually, by Angela T. Farone, as executrix of the Estate of Albert E. Farone, by Executor's Deed dated November 12, 1981 and recorded in the Office of the Otsego County Clerk on December 4, 1981 in Liber 682 of Deeds at Page 694. Angela T. Farone died a resident of the Town of Oneonta, County of

Otsego, State of New York, on December 13, 1981 leaving her surviving a Last Will and Testament which was duly probated in the Otsego County Surrogate's Court on January 7, 1982 bequeathing the residuary of said estate to Phyllis Coviello, Maria J. Izzo (a/k/a Jennie Izzo), and Anna Trombero. Also being the same premises conveyed to Phyllis Coviello and Maria J. Izzo by Anna Trombero by warranty deed dated March 30, 1983 and recorded in the office of the Otsego County Clerk on the 22nd day of April, 1983 in Liber 689 of Deeds at Page 737. Said Maria J. Izzo died intestate on December 24, 1989, a domicile of the City of Mechanicville, County of Saratoga, State of New York; and Letters of Administration in her Estate were duly issued by the Saratoga County Surrogate's Court to Janet C. Izzo, the Grantor herein.

0314u

Together with the appurtenances, and also all the estate which the said Decedent had at the time of her decease, in said premises, and also the estate therein, which the party of the first part has or had power to convey or dispose of, whether individually, or by virtue of said Estate or statute or otherwise.

To Have and To Hold the premises herein granted unto the party of the second part, and assigns forever.

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

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

ESTATE OF MARIA J. IZZO (a/k/a JENNIE IZZO)

By Janet C. Izzo
Administratrix

State of New York
County of ALBANY } ss. On this 20th day of SEPTEMBER Nineteen Hundred and Ninety, before me, the subscriber, personally appeared JANET C. IZZO,

the Administrator of the Estate of MARIA J. IZZO (a/k/a JENNIE IZZO),

to me personally known and known to me to be the same person described in and who executed the within instrument, and she duly acknowledged to me that she executed the same as such Administrator as aforesaid for the purposes therein mentioned, and in accordance with the provisions of statute therein mentioned and other provisions of law in such case made and provided.

Evan C. Regal
Notary Public

EVAN C. REGAL
Notary Public, State of New York
Qualif. in Albany County
My Commission Expires

TRANSCRIPT FILED IN THIS
... ONEONTA, N.Y.
DATE October 2 1990
David M. Martindale
CITY CHAMBERLAIN
CITY OF ONEONTA

Notary Public

Deed

ADMINISTRATOR'S

ESTATE OF MARIA J. IZZO, (a/k/a JENNIE IZZO)

TO

JANET C. IZZO

Dated, September 20, 1990.

STATE OF NEW YORK
County of Otsego ss.

RECORDED ON THE 5th day of October 1990 at 10:34 o'clock A.M. in LIBER 748 of DEEDS at PAGE 536 and examined

Charlotte P. Koricki
CLERK

LIBER 748 PAGE 555

PLEASE RECORD AND RETURN TO:
Evan C. Regal, Esq.
Hinman, Straub, Pigors and Manning, P.C.
121 State Street
Albany, New York 12207

Oneonta Student Housing Project
Blodgett Drive
Oneonta, NY 13820

Inquiry Number: 3465600.3
November 29, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/29/12

Site Name:
Oneonta Student Housing
Blodgett Drive
Oneonta, NY 13820

Client Name:
Keystone Associates, Architect
Engineers, & Surveyers, LLC
Binghamton, NY 13901

EDR® Environmental Data Resources Inc

EDR Inquiry # 3465600.3

Contact: Timothy M. Oconnor

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Keystone Associates, Architect were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Oneonta Student Housing Project
Address: Blodgett Drive
City, State, Zip: Oneonta, NY 13820
Cross Street:
P.O. # 0200.26412
Project: Oneonta Student Housing
Certification # EC57-4526-957B

Sanborn® Library search results
Certification # EC57-4526-957B

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Keystone Associates, Architect (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

APPENDIX E

REGULATORY RECORDS DOCUMENTATION

Oneonta Student Housing Project
Blodgett Drive
Oneonta, NY 13820

Inquiry Number: 3465600.2s
November 29, 2012

EDR Summary Radius Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

BLODGETT DRIVE
ONEONTA, NY 13820

COORDINATES

Latitude (North):	42.4761000 - 42° 28' 33.96"
Longitude (West):	75.0617000 - 75° 3' 42.12"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	494928.3
UTM Y (Meters):	4702427.0
Elevation:	1593 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2009
Source:	USDA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Otsego County, New York

December 3, 2012

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:2,240 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Otsego County, New York
Survey Area Data: Version 10, Dec 20, 2011

Date(s) aerial images were photographed: 11/25/2006; 8/17/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Otsego County, New York (NY077)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LrE	Lordstown, Chadakoin, and Manlius soils, 25 to 50 percent slopes, very rocky	6.8	43.1%
MeC	Mardin channery silt loam, 8 to 15 percent slopes	7.4	46.6%
OgB	Oquaga-Arnot complex, 1 to 8 percent slopes, rocky	0.3	1.7%
OgC	Oquaga-Arnot complex, 8 to 15 percent slopes, rocky	1.4	8.6%
Totals for Area of Interest		**15.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series.* Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases.* Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Otsego County, New York

LrE—Lordstown, Chadakoin, and Manlius soils, 25 to 50 percent slopes, very rocky

Map Unit Setting

Elevation: 970 to 1,750 feet
Mean annual precipitation: 38 to 42 inches
Mean annual air temperature: 45 to 46 degrees F
Frost-free period: 105 to 145 days

Map Unit Composition

Lordstown and similar soils: 40 percent
Chadakoin and similar soils: 25 percent
Manlius and similar soils: 20 percent
Minor components: 15 percent

Description of Lordstown

Setting

Landform: Hills, ridges, benches
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived from sandstone and siltstone

Properties and qualities

Slope: 25 to 50 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.7 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7s
Hydrologic Soil Group: C

Typical profile

0 to 8 inches: Channery silt loam
8 to 26 inches: Channery loam
26 to 28 inches: Channery loam
28 to 32 inches: Unweathered bedrock

Description of Chadakoin

Setting

Landform: Drumlinoid ridges, hills, till plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex

Across-slope shape: Convex
Parent material: Loamy till derived from siltstone, sandstone, and smaller amounts of shale

Properties and qualities

Slope: 25 to 50 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 6.9 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7s
Hydrologic Soil Group: B

Typical profile

0 to 9 inches: Silt loam
9 to 19 inches: Gravelly silt loam
19 to 46 inches: Very gravelly silt loam
46 to 57 inches: Very flaggy silt loam
57 to 61 inches: Unweathered bedrock

Description of Manlius

Setting

Landform: Benches, ridges, till plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from local acid shale bedrock

Properties and qualities

Slope: 25 to 50 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.6 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7s
Hydrologic Soil Group: C

Typical profile

0 to 6 inches: Channery silt loam
6 to 17 inches: Very channery silt loam
17 to 28 inches: Extremely channery silt loam
28 to 32 inches: Unweathered bedrock

Minor Components

Rock outcrop
Percent of map unit: 6 percent

Arnot
Percent of map unit: 2 percent

Bath
Percent of map unit: 2 percent

Unnamed soils
Percent of map unit: 2 percent

Mardin
Percent of map unit: 2 percent

Valois
Percent of map unit: 1 percent

MeC—Mardin channery silt loam, 8 to 15 percent slopes

Map Unit Setting
Elevation: 970 to 1,750 feet
Mean annual precipitation: 38 to 42 inches
Mean annual air temperature: 45 to 46 degrees F
Frost-free period: 105 to 145 days

Map Unit Composition
Mardin and similar soils: 80 percent
Minor components: 20 percent

Description of Mardin

Setting
Landform: Drumlinoid ridges, hills, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Loamy till derived mainly from acid sedimentary rock

Properties and qualities
Slope: 8 to 15 percent
Depth to restrictive feature: 16 to 26 inches to fragipan
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 15 to 24 inches

Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.9 inches)

Interpretive groups

Farmland classification: Farmland of statewide importance
Land capability (nonirrigated): 3e
Hydrologic Soil Group: D

Typical profile

0 to 12 inches: Channery silt loam
12 to 21 inches: Channery silt loam
21 to 38 inches: Channery silt loam
38 to 72 inches: Very channery silt loam

Minor Components

Volusia

Percent of map unit: 4 percent

Unnamed soils

Percent of map unit: 4 percent

Bath

Percent of map unit: 3 percent

Valois

Percent of map unit: 3 percent

Lordstown

Percent of map unit: 3 percent

Manlius

Percent of map unit: 3 percent

OgB—Oquaga-Arnot complex, 1 to 8 percent slopes, rocky

Map Unit Setting

Elevation: 970 to 1,750 feet
Mean annual precipitation: 38 to 42 inches
Mean annual air temperature: 45 to 46 degrees F
Frost-free period: 105 to 145 days

Map Unit Composition

Oquaga and similar soils: 60 percent
Arnot and similar soils: 20 percent
Minor components: 20 percent

Description of Oquaga

Setting

Landform: Hills, ridges, benches
Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Channery loamy till with lithology dominated by reddish sandstone, siltstone, and shale

Properties and qualities

Slope: 1 to 8 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.5 inches)

Interpretive groups

Farmland classification: Farmland of statewide importance
Land capability (nonirrigated): 3s
Hydrologic Soil Group: C

Typical profile

0 to 1 inches: Mucky peat
1 to 5 inches: Channery silt loam
5 to 13 inches: Channery silt loam
13 to 28 inches: Extremely channery silt loam
28 to 32 inches: Unweathered bedrock

Description of Arnot

Setting

Landform: Hills, ridges, benches
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from acid sandstone, siltstone, and shale

Properties and qualities

Slope: 1 to 8 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.0 inches)

Interpretive groups

Farmland classification: Farmland of statewide importance
Land capability (nonirrigated): 3s
Hydrologic Soil Group: D

Typical profile

0 to 5 inches: Channery silt loam
5 to 19 inches: Very channery silt loam

19 to 23 inches: Unweathered bedrock

Minor Components

Unnamed soils
Percent of map unit: 7 percent

Wellsboro
Percent of map unit: 6 percent

Lackawanna
Percent of map unit: 6 percent

Rock outcrop
Percent of map unit: 1 percent

OgC—Oquaga-Arnot complex, 8 to 15 percent slopes, rocky

Map Unit Setting
Elevation: 970 to 1,750 feet
Mean annual precipitation: 38 to 42 inches
Mean annual air temperature: 45 to 46 degrees F
Frost-free period: 105 to 145 days

Map Unit Composition
Oquaga and similar soils: 60 percent
Arnot and similar soils: 20 percent
Minor components: 20 percent

Description of Oquaga

Setting
Landform: Hills, ridges, benches
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Channery loamy till with lithology dominated by reddish sandstone, siltstone, and shale

Properties and qualities
Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.5 inches)

Interpretive groups

Farmland classification: Farmland of statewide importance
Land capability (nonirrigated): 3e
Hydrologic Soil Group: C

Typical profile

0 to 1 inches: Mucky peat
1 to 5 inches: Channery silt loam
5 to 13 inches: Channery silt loam
13 to 28 inches: Extremely channery silt loam
28 to 32 inches: Unweathered bedrock

Description of Arnot

Setting

Landform: Hills, ridges, benches
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from acid sandstone, siltstone, and shale

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.0 inches)

Interpretive groups

Farmland classification: Farmland of statewide importance
Land capability (nonirrigated): 3e
Hydrologic Soil Group: D

Typical profile

0 to 5 inches: Channery silt loam
5 to 19 inches: Very channery silt loam
19 to 23 inches: Unweathered bedrock

Minor Components

Unnamed soils

Percent of map unit: 7 percent

Wellsboro

Percent of map unit: 6 percent

Lackawanna

Percent of map unit: 6 percent

Rock outcrop

Percent of map unit: 1 percent

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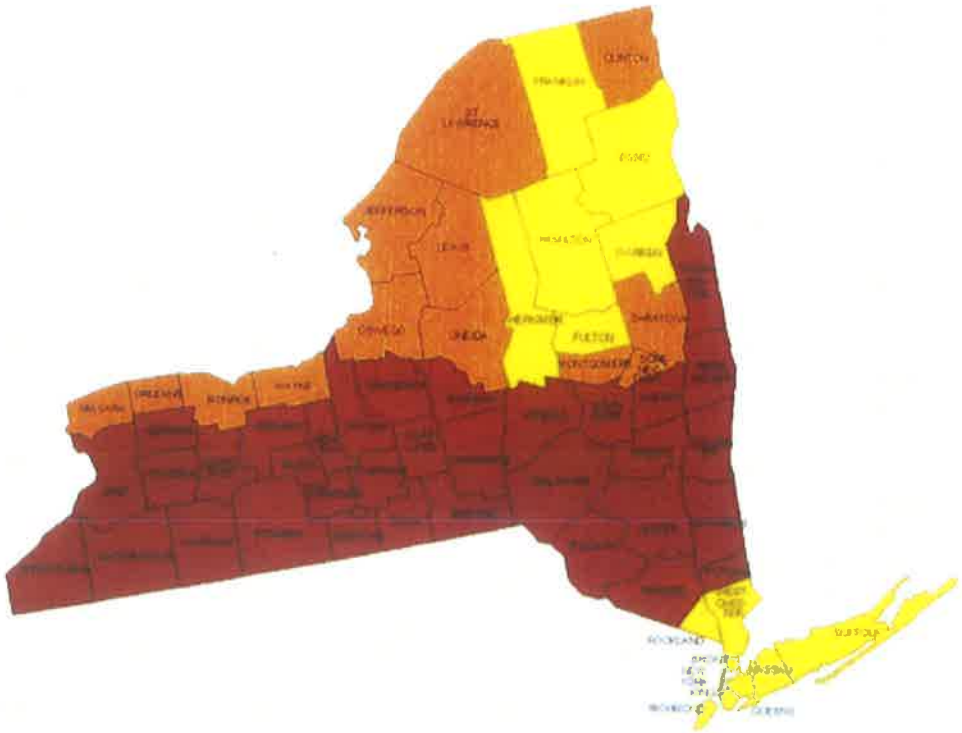

What do the colors mean?

	Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) **(red zones)**	**Highest Potential**
	Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L **(orange zones)**	**Moderate Potential**
	Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L **(yellow zones)**	**Low Potential**

KEYSTONE ASSOCIATES
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KEYSTONE PROJECT NO. 0200.26412

Oneonta Student Housing
Blodgett Drive
City of Oneonta, Otsego County, New York

USEPA Map of Radon Zones