

April 21, 2007

Mr. Austin Wheelock
Operation Oswego County, Inc.
44 West Bridge Street
Oswego, NY 13126

Re: Oswego County Industrial Park Comprehensive Site Profile

File: 180.196.001

Dear Mr. Wheelock:

This letter report documents our findings associated with the 21 acre (approximately) parcel located at the Southeast end of the Oswego County Industrial Park. The subject parcel is located on Henderson Drive (Co. Rte. 59), in the Town of Schroepfel, Oswego County, New York.

A. Executive Summary

The 21 acre site provides a green field location that is development ready. On-site utilities, transportation infrastructure and an available high quality workforce in the area provide the necessary assets to support capital development.

B. Introduction/Background

At the request of Oswego County, C&S Engineers, Inc. conducted a comprehensive site review/analysis of the subject parcel. Oswego County would like to profile the parcel to supply potential property purchasers with information regarding the development assets associated with the property.

The following published information was assembled and reviewed as part of the site review:

- Existing Site Plan
- Aerial Photos
- Soil Maps
- Utility Maps
- Topographic Maps
- Wetland Maps
- Floodplain Maps
- Tax Maps
- Transportation Access Maps

This information is included on the CD attached at the end of this report.

C. Existing Site Features

a. Site Topography

The subject property generally gently slopes inward on itself from the northwest and southeast directions. The maximum mean sea level (MSL) elevation at the high points is approximately 398 feet. Site drainage is accomplished through a low lying area that exists within this fold. The MSL elevation of this low area is approximately 382 feet. This drainage feature continues off-site and eventually discharges to Brandy Brook, which is located southeast of the subject parcel. Additional site drainage is provided by a man-made ditch which exists along Henderson Drive (Co. Rte. 59A). This ditch continues off-site through man-made and natural features, and eventually discharges to Brandy Brook. The southwestern portion of the property consists primarily of active agricultural land, while the northeastern portion of the site consists of feral agricultural land. A low lying, wet area exists at the southern corner of the subject parcel.

b. Soil Characteristics/Bearing Capacity

According to the Oswego County Soil Survey, the soils within the subject parcel consist primarily of Williamson very fine sandy loams (W1B and W1C), with two small areas of Raynham silt loam (RaB) at the northern and southern property boundaries. According to the Surficial Geologic Map of New York State, Finger Lakes Sheet, compiled by Ernest H. Muller and Donald Cadwell, New York State Museum – Geological Survey, dated 1986, the soils are classified as lacustrine silt and clay. These soils can vary in thickness, up to 50 meters. The bedrock below the subject parcel belongs to the Clinton Group, according to the Geologic Map of New York State, Finger Lakes Sheet, compiled by L.V. Rickard and Donald W. Fisher, New York State Museum and Science Service, 1970. The Clinton group is comprised of sedimentary rocks, including limestone, shale, sandstone, dolomite, and hematite.

Three soil borings were completed, by CME Associates on January 30, 2007 to determine the site specific soil conditions. The soil boring logs are attached at the end of this report. Based on this boring data, the soil structure of the site would accommodate presumptive soil bearing loads of approximately 2000 pounds per square foot at a depth of 6 feet. Conventional concrete spread footings could be utilized for future light to medium industrial building developments.

The depth of the ground water varied for the three soil borings. The ground water depth below grade was measured at 10 feet, 8 feet, and 4 feet for Borings B-1, B-2, and B-3, respectively.

c. Environmental Analysis

i. Phase I Environmental Assessment

A Phase I Environmental Assessment was performed by C&S Engineers, Inc. consistent with American Society of Testing and Materials (ASTM) E 1527-00 *Standard Practice for Environmental Site Assessments*. This report is provided separately from this report.

ii. Wetlands

On January 5, 2007, a walkover of the subject parcel occurred by a biologist knowledgeable of the *1987 Corps of Engineers Wetland Delineation Manual* and *1995 New York State Department of Environmental Conservation Freshwater Wetlands Delineation Manual*. Included on the CD located at the end of this report, please find the Approximate Wetlands and Waterways Boundaries Map that provides the approximate locations and aerial extent of existing wetlands and waterways within the subject parcel. The information provided is an estimate only, and the actual boundaries would be determined following an actual field delineation, surveying of flagged boundaries, and review by the United States Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC), if need be.

Based on review of existing federal and state wetland maps, soil surveys, aerial photographs of the subject parcels, and observations made during the walkover, it is the opinion of C&S that all of the wetlands, as outlined in the map, will be subject to regulation by the USACE under Section 404 of the Clean Water Act.

Based on review of the NYSDEC Freshwater Map of the subject parcel and observations made during the site walkover, the wetland areas within the subject parcel, in our opinion, would not be subject to regulation by the NYSDEC under Article 24 Freshwater Wetlands Act of Environmental Conservation Law.

Certain activities can be completed under the USACE Nationwide Permit Program. It is anticipated that impacts to regulated wetlands as the result of future development of the subject parcel could be authorized under Nationwide Permit (NWP) 39, providing that the cumulative impacts are less than 1/2 acre and the individual and regional conditions for each permit are met.. NWP 39 authorizes "Discharges of dredged or fill material into non-tidal wetlands, excluding non-tidal wetlands adjacent to tidal waters, for the construction or expansion of residential, commercial, and institutional building foundations and building pads and attendant features that are necessary for the use and maintenance of the structures". Attendant features include roads, utilities, stormwater management facilities, parking lots, garages, yards, and certain recreation facilities including playgrounds, playing fields, and golf courses. A formal wetland delineation would need to be completed for the subject parcel in order to be eligible for the use of this NWP. Wetland impacts greater than 1/10 of an acre may require compensatory mitigation. In addition, a Section 401 Water Quality Certificate would be required from the NYSDEC in accordance with Section 401 of the Clean Water Act.

In accordance with Section 404 of the Clean Water Act, wetland impacts greater than 1/2 acre would require an Individual Permit. A formal wetland delineation would also need to be completed for the subject parcel in order to be eligible for an Individual Permit. Impacts greater than 1/2 acre would require compensatory mitigation in addition to any specific conditions set forth in the permit. In addition, a Section 401 Water Quality Certificate would be required from the NYSDEC in accordance with Section 401 of the Clean Water Act.

In general, some projects may not be authorized by the aforementioned NWP. In addition, NWPs (including standards for issuing NYSDEC water quality certifications) are revised periodically and regulatory changes could alter the permit programs described above. In addition, Individual Permits and their conditions and mitigation requirements can vary depending on the size and nature of the proposed wetland impacts. It is strongly recommended that proposed actions be reviewed by USACE or NYSDEC personnel, or professionals knowledgeable with environmental regulations, during the project planning period.

Although the permittee would first be required to show avoidance and minimization of permanent wetland impacts, several wetland mitigation options are typically available if wetland impacts cannot be avoided. Below, in decreasing USACE preference, are some potential mitigation procedures.

On-site Mitigation

This option involves creation or restoration of wetlands on the same parcel or in the immediate vicinity of where the wetland impacts occur. Based on C&S's experience and the type and quality of the existing wetlands, on-site mitigation acreage ratios could range from 1:1 to 1.5:1 (creation: permanent impact). Enhancements to existing wetlands can sometimes also be credited to the required mitigation ratio.

Off-site Mitigation

The off-site mitigation option involves the creation or restoration of wetlands outside of the immediate vicinity of where the wetland impacts are to occur. Off-site mitigation can be completed by the permittee or can involve the assistance in construction or funding of wetland restoration or creation efforts being conducted by other entities. Typical examples of other entities can include the NRCS, NYSDEC, land trust organizations, conservation groups, and private land owners. Based on the type and quality of existing wetlands, it is C&S's opinion that the USACE would require a 2:1 off-site mitigation acreage ratio. Enhancements to existing wetlands can sometimes also be credited to the required mitigation ratio. It should be noted that it is the preference of the USACE that off-site mitigation occur within the same watershed as where the wetland impacts occur.

Wetland Mitigation Banking

Wetland mitigation banking is the creation or restoration of wetlands by a separate entity to provide mitigation credits that can be used by others to offset permitted wetland impacts. C&S is currently not aware of any USACE approved wetland mitigation banks that occur within the watershed where the subject parcel is located.

On-site and off-site wetland mitigation would require a detailed analysis of the existing vegetation, hydrology, and soils of the potential mitigation site. Potential mitigation sites may also require additional reviews, including but not limited to, existing wetland resources, threatened and endangered species, historical resources, and hazardous waste. Both on-site and off-site mitigation require that the created wetland and wetland buffer area to be permanently deed restricted against future development. The USACE also requires that created wetlands for mitigation be monitored for success annually for a period of time following construction. A five year monitoring period is the minimum, and is usually typical for most projects of this size. However, depending on USACE requirements, monitoring periods can be as much as 10 years in length. Any deficiencies noted during the required monitoring period would need to be corrected in a timely manner.

Based on our experience with similar projects, and subject to the ultimate development plan for the site, it is our opinion that the wetland mitigation could be accomplished on-site, or on the adjacent County owned parcel, without posing a significant hindrance to development. However, once a preliminary site plan is established, we recommend early involvement by the USACE to firmly establish the mitigation requirements.

d. Site Utilities

Existing utility information was obtained through existing site plans and contact with the individual service providers. Approximate utility locations are shown on the attached presentation board.

i. Electrical Service

Underground electrical service is provided to the existing tenants of the park by National Grid. This line is present at the Northeast portion of the subject parcel. There is also a 34.5 KVA line present parallel to the railroad that is located along the Southwestern portion of the site.

ii. Natural Gas Service

Natural gas service is provided to the existing tenants of the park via a 4 inch line by National Grid. The gas line is present at the Northeast portion of the subject parcel.

iii. Water Supply

A 12 inch water line (Village of Phoenix) is present on the North (opposite) side of Henderson Drive (Co. Rte. 59). The line is also linked to the Metropolitan Water Board's main (capacity of 61 million gallons per day) and to a 300,000 gallon elevated water tower on site.

iv. Sewage Collection

An 8 inch sewer line (Village of Phoenix) is present on the subject parcel along the South side of Henderson Drive (Co. Rte. 59). This line is connected to the Village of Phoenix Sewage Treatment Plant. Capacity at the Plant is reported to be approximately 0.6 million of gallons per day. It is currently operating at 75% capacity. However, the capacity can be exceeded any given day due to fluctuations of the incoming flow. This could be a limiting factor as it relates to discharge. Upgrades to the plant are currently required and are planned for the near future.

v. Telecommunication Service

Cable television service is provided throughout the park by Time Warner Cable. Telephone service is provided throughout the park by Windstream/Alltel.

e. Transportation Access

i. Highway

The Oswego County Industrial Park is adjacent to a four-way intersection of Routes 481 and 264, with the access road for the park located approximately 100 yards West of the intersection of Route 481. The New York State Thruway, Interstate Route 90, is located approximately 17 miles from the park. Interstate Route 81 is located approximately 12 miles from the park.

ii. Railroad

The CSX Oswego East Branch is located along the Southwestern portion of the site. Approximately 1230 linear feet of railway is adjacent to the site. The railway continues through the Western portion of the park.

iii. Airports

Oswego County Airport is a general aviation airport located approximately 9 miles from the park. Full commercial aviation service is available at Syracuse Hancock International Airport, which is located approximately 16 miles from the park.

iv. Port

The Port of Oswego (Lake Ontario) is located approximately 20 miles from the park. The Port is an 1800 linear foot wharf which has intermodal connections to the park via highway and railroad.

f. Adjacent Properties

A vacant commercial building is located to Northeast of the property. Forested lands exist across the railway and along the Southeastern corner of the property. To the East of the property are several single family dwellings. Several commercial buildings exist to the North and Northwest of the subject parcel. Oneida Molded Plastics Company, a plastics molding company, exists across and to the North of Jason Road (Co. Rte 59). Adjacent and to the West of the Oneida Molded Plastics Company, are a water tower, and satellite communications equipment building, with associated satellite dishes. Immediately to the East of Oneida Molded Plastics Company is a small one story telephone equipment building. The Oswego County Start-up Facility exists across and to the Northwest of Henderson Drive (Co. Rte. 59A). This is a multi-tenant commercial facility. The current tenants include: My Pet Enterprises- My Kitty and My Doggy, a pet care facility, and Fulton Machinery, which provides design, supply, installation, and start up services for paper, film and foil converting and papermaking industries. Immediately adjacent, and to the North, of the Oswego County Start-up Facility exists another multi-tenant commercial facility. This building is currently occupied by Syracuse Supply/ 2SQ Machine Tools, an industrial supply distributor for tools, and Super Coil, a plastics molding company. Other commercial entities that are within the industrial park, and which are situated to North and Northeast of aforementioned building occupied by Supply/ 2SQ Machine

Tools, and Super Coil include Enders Racing Engines, Southern Graphic Tools, SUNY Oswego Education Center, and Discovery Daycare.

g. Zoning

The site is zoned for Industrial (I) use.

D. Development Assets

The subject parcel has several development assets that would benefit a potential property owner.

a. Utilities

Electrical, gas, water, sewer, and telecommunication services are readily available on or adjacent to the subject parcel. Service connections to future developments on the parcel would be inexpensive due the proximity of the main lines.

b. Transportation Access

The Oswego County Industrial Park is directly located off a major highway exit and along a major railway. In addition, a port and full service commercial airport are located within 20 miles from the park.

E. Attachments

- a. Boring Logs
- b. Presentation Board
- c. Digital Maps and Aerial Photography on CD

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

C&S ENGINEERS, INC.

Joseph D. Nadzan, P.E.
Project Engineer

JDN/JDT