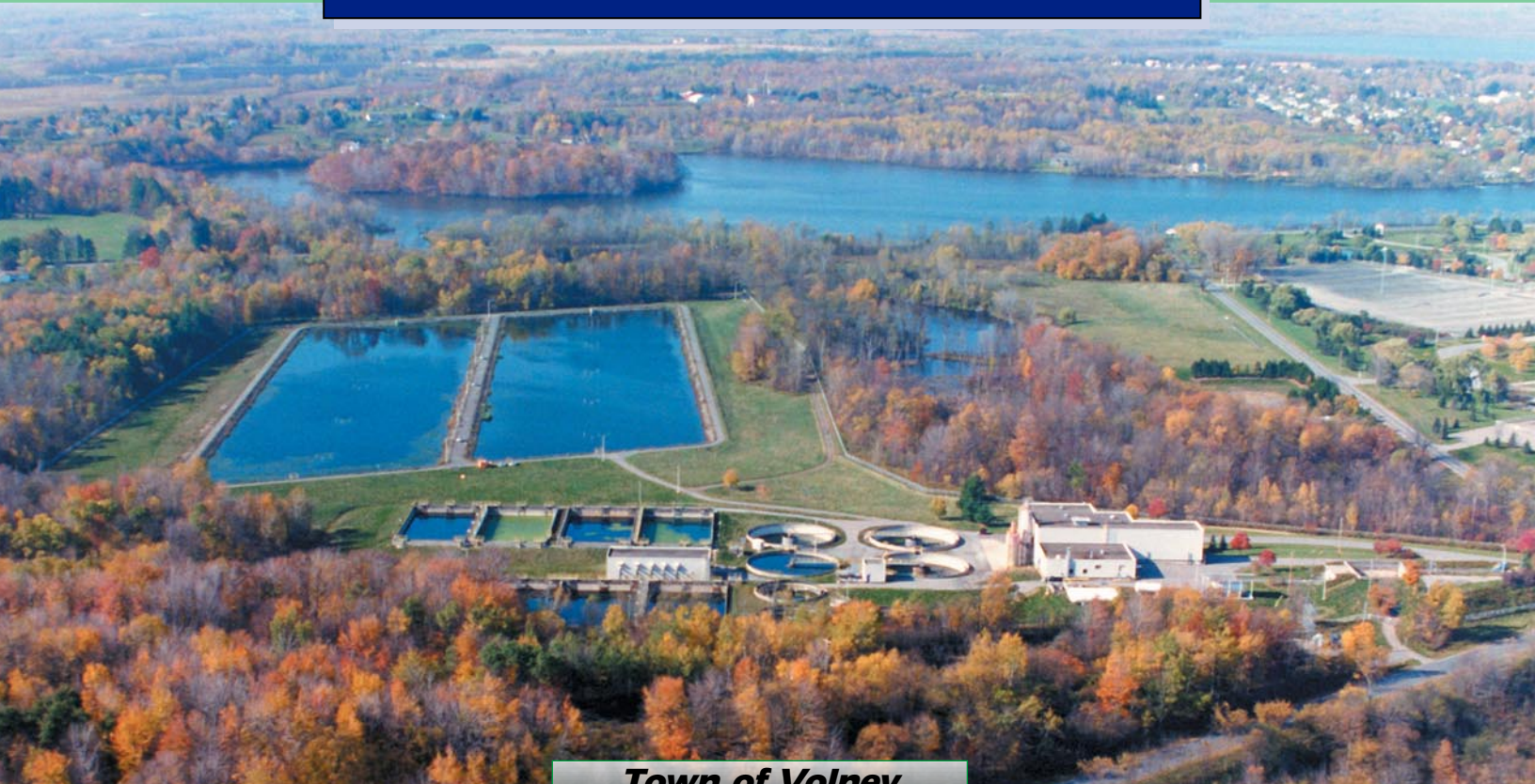
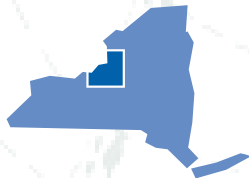


RIVERVIEW WASTEWATER TREATMENT PLANT



***Town of Volney
Fulton, New York***



Operation Oswego County

*An Economic and Job Development Corporation
Serving Oswego County, NY*

The Riverview Wastewater Treatment Plant...

A modern wastewater treatment plant that served a large former brewery/beverage production facility in the Town of Volney, near Fulton, New York. The plant can be converted to handle municipal wastewater, leachate, chemical, organic, industrial and special wastes. This facility represents a unique opportunity for both municipal and private processors to serve a growing sector of New York State.

This wastewater treatment facility is located adjacent to the former Miller Brewery in the Town of Volney, near Fulton, NY, a site that is now being operated as Riverview Business Park, an industrial/business park.

The Riverview Wastewater Treatment Plant (WWTP) is a functional wastewater treatment plant which is not currently in use. An active SPDES (State Pollutant Discharge Elimination System) permit governs all discharges. It is a major facility capable of treating a waste stream equivalent to a city of over 350,000. It was built by the Miller Brewing Company in stages as the size of the brewery grew. When the brewery was in operation, the WWTP treated high-strength brewery waste.

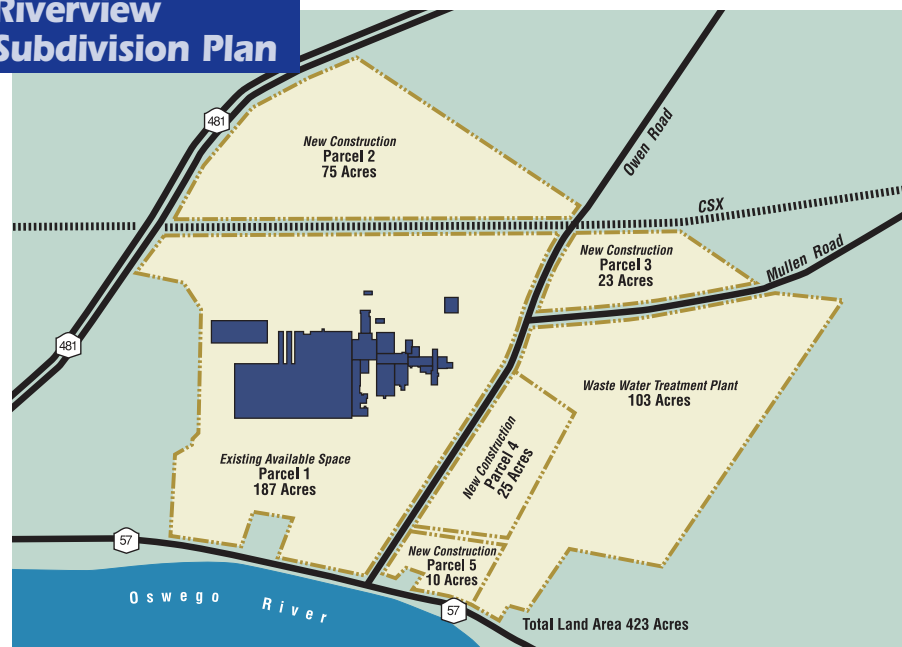


The plant is a conventional aerobic activated sludge design, with a reasonable amount of flexibility built in. Overall, the plant has run exceptionally well, and its operational costs were substantially below industry average. At the same time, the plant's environmental record was considered "unsurpassed" by any WWTP in the State of New York.

The biological wastewater treatment system, with additional process equipment, could be used to treat domestic or certain types of industrial wastewater.

The plant has a capacity for five million gallons per day, including 65,000 pounds of BODs and 35,750 pounds of primary solids. The treatment capacity available could be used to level the loads to existing WWTPs, avoid the need for new plant construction, and provide the infrastructure for residential and commercial growth in the area. The existing SPDES permit could be modified to accommodate future processing requirements.

Riverview Subdivision Plan



RIVERVIEW BUSINESS PARK

The Riverview Wastewater Treatment Plant...

Plant/Site Specifications

WWTP SITE:

- 103 acres

CONTROL BUILDING

- 17,000 sq. ft.

CONSTRUCTED/EXPANDED

- 1976/1982

ELECTRIC

- 13.2 kv Niagara Mohawk line feeds the facility's own substation

ZONING

- Industrial
- NYS Designated Empire Zone (EZ)

Benefits to Municipalities & Private Operators

- Active SPDES Permit
- Existing WWTP in good condition
- Relatively low cost modifications
- Fast start up of operations
- Opportunity for service to adjacent manufacturing facility

Process Basis of Design

Hydraulic capacity (<i>design/average</i>)	5.2 MGD
Hydraulic capacity (<i>peak</i>)	10 MGD
BOD capacity	65,000 lbs/day <i>w/o nutrient removal</i>
Primary Solids capacity	35,750 lbs/day <i>w/o nutrient removal</i>

Equipment Basis of Design

Equalization Basin	1/75,000 gallons
Chemical Addition Tank	1/75,000 gallons
Primary Clarifiers	3/170,000 gallons
Aeration Basins (w/Fine Bubble Aeration)	8/1.5 million gallons
Aeration Blowers	4/18,000 CFM
Secondary Clarifiers	4/250,000 gallons
Polishing Lagoons	2/15 million gallons
Sludge Dewatering Units	2/45 wet tons/day/press

Greenfield Sites Available

ADJACENT PARCELS

- 25 acres
- 23 acres
- 10 acres

Benefits to Private Operators Empire Zone Benefits

This WWTP is located in the Fulton Empire Zone (EZ) and eligible for a host of benefits designed to create the best climate possible for profitability and growth.

- Electrical Discounts
- Gas Discounts
- Investment Tax Credits (ITC)
- Employment Incentive Credit (EIC)
- Wage Tax Credits (WTC)
- WTC and ITC Refunds
- NYS Sales Tax Exemptions
- Property Tax Credits

Local Financing Benefits

Includes assistance in accessing attractive, competitive, cost financing from:

- County of Oswego Industrial Development Agency (IDA) Tax-Exempt and Taxable Bond Financing Packages; Direct Revolving Loan Financing
- SBA 504 Fixed-Asset Financing Available Through Operation Oswego County, Inc.
- Conventional Bank Financing from Business-Friendly Area Banks
- Empire State Development Financing Programs
- COMCO/Central New York Enterprise Development Corp. Loans
- Federal (HUD) and Other Governmental Assistance Programs

RIVERVIEW BUSINESS PARK

NORTHEAST U.S.



NEW YORK STATE

OSWEGO COUNTY



RIVERVIEW BUSINESS PARK

RIVERVIEW BUSINESS PARK, LLC

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