

# TORRINGTON EAST SIDE INDUSTRIAL PARK

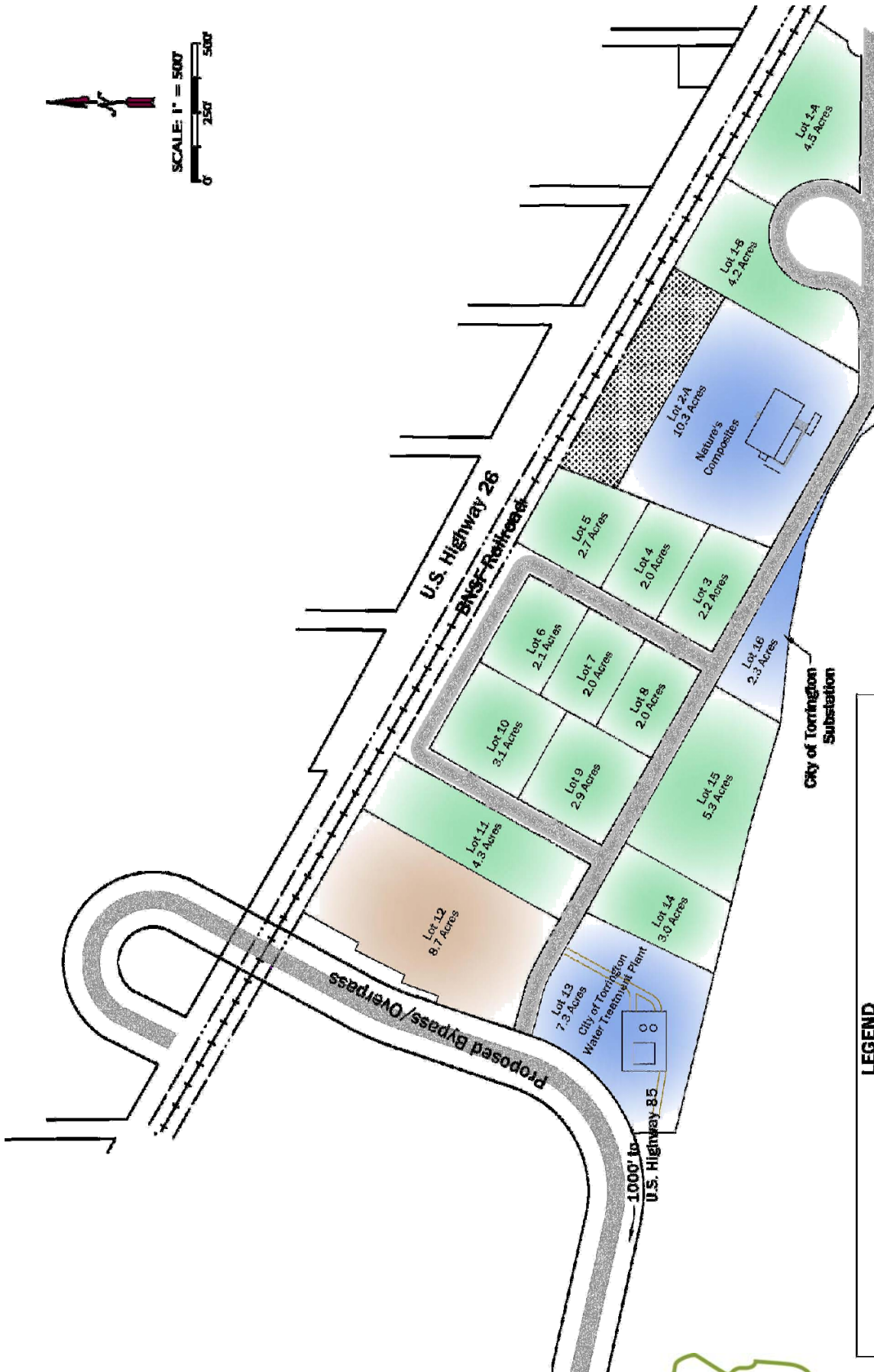
|                                               |                                                                                                     |                                                                         |                                                 |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------|
| <b>Owner:</b>                                 |                                                                                                     | <b>City of Torrington - 436 East 22nd Avenue - Torrington, WY 82240</b> |                                                 |
| <b>Site Characteristics</b>                   |                                                                                                     | <b>Protective Services</b>                                              |                                                 |
| Acreage                                       | 100                                                                                                 | Fire Station Volunteer or Full-time                                     | Volunteer                                       |
| Available Total Acres                         | 40.3                                                                                                | Fire                                                                    | Torrington Volunteer Fire Dept. - approx 1 mile |
| % of Site in Wetlands                         | 0%                                                                                                  | Police                                                                  | Torrington Police Dept. - approx 1 mile         |
|                                               |                                                                                                     | <b>Electric Power</b>                                                   |                                                 |
| <b>Transportation</b>                         |                                                                                                     | Total interruptions per year                                            | 2                                               |
| Highway Linkage                               | US Hwy 26/US Hwy 85 to I-25 , US Hwy 26 to US Hwy 71                                                | Number of instantaneous delays                                          | N/A                                             |
| Name                                          | US Hwy 26 / US Hwy 85 / US Hwy 71                                                                   | Total outage duration (hours/year)                                      | 2 hours                                         |
| Two or Four Lane                              | US Hwy 26 - 2 lanes, US Hwy 85 - 2 lanes, US Hwy 71 - 4 lanes                                       | Dual Feed Available from 1 Substation                                   | Yes                                             |
| Distance to Four Lane Highway                 | 59.3 miles (1-25 @ Wheatland), 76.2 miles (1-25 @ Cheyenne), 32 miles (US Hwy 71 @ Scottsbluff, NE) | <b>Natural Gas</b>                                                      |                                                 |
| Distance to Nearest Airport (Miles from Site) | Torrington—1 mi / Scottsbluff—35.46 mi / Cheyenne—82.81 mi/Casper—152.82 mi / Denver—188.39 mi      | Provider                                                                | Source Gas (800-563-0012)                       |
| <b>Property Tax Rate</b>                      | 11.5%                                                                                               | Gas Main                                                                | Source Gas - 2" service / Kinder Morgan 12"     |
| <b>Personal Property Tax Rate</b>             | 11.5%                                                                                               | Size                                                                    | 2" distribution main                            |
| <b>Water</b>                                  |                                                                                                     | Distance in Feet From Site                                              | 2" main is on Industrial Park Ave               |
| Provider                                      | City of Torrington (307-532-2012)                                                                   | Gas Pressure                                                            | 20#                                             |
| Water Main                                    | 10"                                                                                                 | <b>Telecommunications Service</b>                                       |                                                 |
| Static Pressure                               | 56                                                                                                  | Local Exchange Carrier                                                  | CenturyLink (888-561-9173)                      |
| Residual Pressure                             | 54                                                                                                  | Nearest Central Office                                                  | Torrington                                      |
| Flow per Minute                               | 1065                                                                                                | Location                                                                | 119 W. 21st Avenue                              |
| Treatment Plant                               | Reverse osmosis                                                                                     | Distance in Miles                                                       | 1.9 miles                                       |
| Rated Capacity (mgd)                          | 10                                                                                                  | Switch                                                                  | Nortel Succession Media Gateway 9000            |
| Peak Demand (mgd)                             | 4.6                                                                                                 | ADSL Available from C.O.                                                | N/A                                             |
| Booster Pump Required                         | N/A                                                                                                 | DSL Available from C.O.                                                 | Yes                                             |
| On-site Storage                               | 3 MG                                                                                                | Type (e.g., Analog or Digital)                                          | Digital                                         |
| Elevated                                      | .5 MG                                                                                               | C.O. on a Fiber Ring (Yes or No)                                        | Yes                                             |
| <b>Sewer</b>                                  |                                                                                                     | Dual Service Provided from Two Central Offices                          | No                                              |
| Provider                                      | City of Torrington (307-532-2012)                                                                   | Fiber Available (Yes or No)                                             | Yes                                             |
| Sewer Main                                    | 10"                                                                                                 | ISDN Available from C.O.                                                | Yes                                             |
| Us of Lift Required                           | No                                                                                                  | Competitive Local Exchange Carrier Allowed to Serve Site                | N/A                                             |
| Treatment Plant                               | Yes                                                                                                 | Points of Presence (POPs)                                               | Kimball, NE                                     |
| Rated Capacity (mgd)                          | 1.2                                                                                                 | Location                                                                | Kimball, NE                                     |
| Peak Demand (mgd)                             | 1.12                                                                                                | Distance in Miles                                                       | 77 miles                                        |
| Storm Drainage System                         | No                                                                                                  |                                                                         |                                                 |

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**GOSHEN COUNTY ECONOMIC DEVELOPMENT CORP.**





# Proposed Layout of the Torrington East Side Industrial Park to be Platted

|                                                                                                        |                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>LOTLINE</div> <div>RAILROAD RIGHT-OF-WAY</div> <div>RAILROAD TRACKS</div> <div>PAVED STREET</div> | <div>AVAILABLE LOTS</div> <div>OCCUPIED LOTS</div> <div>LOTS RESERVED FOR FUTURE DEVELOPMENT AFTER COMPLETION OF THE OVERPASS</div> <div>PROPOSED STORMWATER DETENTION POND</div> |
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