

AVAILABLE PROPERTIES

BUILDINGS AND LAND

Available Industrial Building (Located on the East side of Hall Road in the Airport Industrial Park)

- 50,000 square-foot shell building; 200' x 250' with 22' clear height
- Standing seam roof with 6" insulation at roof and 4" on walls, guttering & downspouts
- Designed with an expandable end wall and w/o the concrete floor to allow you to customize your needs
- Situated on 6.9 +/- acres
- Utilities at site include: electricity, water, sewer and fiber optics
- Two Minutes from the Ponca City Airport and 80 minutes from major metropolitan airports

INDUSTRIAL SITES

Ash Street Industrial Area

- 1, 10.45 +/- acre site with water, sewer, electricity and fiber optics

Airport Industrial Park Area (West of Waverly on Hall Road and Sykes Blvd.)

- 1, 40-acre site or sized to suit tenant with water, sewer, electricity and fiber optics
- 1, 6.8 acre site with water, sewer, electricity and fiber optics
- 1, 3.9-acre site with water, sewer, electricity and fiber optics

West Highland Industrial Area

- Located on the NE corner of Hwy. 156 and Highland
- 111 acres with water, sewer and electricity at site

School Land (Located on both sides of Highway 60, West of Highway 156)

- 640 +/- acres of undeveloped land

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OFFICE, RESEARCH & RETAIL BUILDINGS

Office Space (North Tower Office Building, 1000 South Pine)

- 146,400 sq. ft. of Class A space; eight stories with all amenities
- State-of-the-art facility ready for occupancy
- OC 48 Broadband switch on-site with dual geographic redundancy, multiple carrier options and 24/7 tech support
- Pool, food service, conference center, video conferencing, site security, safety response, on-site fitness facility located on the campus of ConocoPhillips Inc. This facility is within five minutes of the Ponca City Airport and 80 minutes from major metropolitan airports.

Research Facility (Research East Building, 1000 South Pine)

- 70,000 square feet of rentable space, 30,000 net-square feet of lab area
- Wet chemistry/analytical lab with 12' floor-to-floor height; meets MFPA 45/10 air changes, per hour
- Labs are negative pressure with chemical-hood exhaust at a constant face velocity of 100FPM
- Facility amenities include central exhaust system, dionized water, chemical sewer, house vacuum, compressed air system, chilled water (42F to 46F), 15 PSI steam, badge-access entry system, freight and passenger elevator, and parking adjacent to building

Airport Services/Hanger Space

Two roundtrip, daily scheduled commercial passenger flights to Denver & Dallas hubs

Hanger space located on-site at the Ponca City Airport

Hanger space varies from an 8000 + square feet hanger to numerous 1200 sq. ft. hangers

Land available on Airport property for new hanger construction

Retail Space (North 14th, Former Kmart facility)

Ideal high-traffic location

96,000 square feet of retail space, 7.5 +/- acres

Ceiling height of 14' plus

On-site utilities include electrical, water and sewer

Ready for occupancy; owner is willing to consider subdividing building

For sale or lease

North 14th (Former Ponca Auto Mall)

Ideal high-traffic location

36,000 square feet

Ceiling height of 14' plus, 5.80 +/- acres

On-site utilities include electricity, water and sewer

Ready for occupancy; owner is willing to consider subdividing building

For sale or lease

INCENTIVES & LOCATION ASSISTANCE

The Ponca City Economic Development Advisory Board can provide you with a host of services tailor made to fit your specific needs. Listed below is a broad representation of the services available to you from the Economic Development Advisory Board and its staff.

Site and Building Information

Ponca City maintains a varied inventory of building site locations that are owned by the City of Ponca City and are available for immediate use. A list of available buildings in the community is readily available for your review. In the event that a suitable building is not available, the Economic Development Advisory Board can either build to suit with a lease back plan or finance for direct purchase. We will help plan a structure that fits your needs and timetable. Simply tell us your needs and allow us to go to work on your behalf.

Incentives

The Ponca City Economic Development Advisory Board can design an appropriate incentive package based upon your specific needs. Whether you desire to expand or relocate your business to our community, we can provide incentives in the form of loans, cash, infrastructure and/or improvements. Linked deposit funding is available from several sources, including the city, state and a local venture capital organization.

Cost analysis

Whether it is a study if the local utility rates or a full-labor analysis, the Ponca City EDAB can provide you with an up-to-date comprehensive study. Our data will allow you to review cost comparisons and wage data. Additional labor study information and demographics are available on our Web site.

Enterprise Zone

The state of Oklahoma has certified the Ponca City Airport Industrial Park as an Enterprise Zone. This designation provides double the Investment/New Growth Tax Credit, which allows a five-year tax credit on the greater of 2 percent per year of investment in qualified depreciable property or a credit of \$1000 per year per new job.

The Oklahoma Quality Jobs Program

This program provides quarterly cash payments to a qualifying company of a percentage, not to exceed 5 percent, of the newly created gross taxable payroll. A fully executed contract must be in place before any new jobs' salaries are included in the new taxable payroll. Payments are made for three years and if thresholds are achieved, may extend to 10 years of payments.

All businesses must offer basic health insurance coverage to all employees whose pay is included in the payroll figures for qualification.

A qualified company must achieve a 2.5 million taxable annualized payroll during its first 13 quarters in the program. If this payroll amount is not achieved, payments cease. The payments received do not have to be paid back.

Small Employer Quality Jobs Incentive Act

This program, as well, provides quarterly incentive payments to qualifying companies. The payments are a variable rate or a net benefit rate, and the participation period is seven years in length. Companies may take up to 12 months before they offer basic health care to the new jobs (required as part of the program). Additional qualification may apply to prospective clients.

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Oklahoma Training for Industry Program (TIP)

Oklahoma offers a customized training program provided at no cost to qualifying companies. This training, available at Pioneer Technology Center, will provide for classroom space, instructional materials and personnel for any critical subject courses that a company requires at start up. Some nominal fees may apply.

Tax Incentives on Former Indian Reservation Lands

The Internal Revenue Code was clarified by Congress in 1997 to verify that former Indian Reservation lands comprise over two-thirds of Oklahoma. Businesses locating or expanding in these areas benefit by accelerated depreciation of investments or by employment tax credits, when employing tribal members or their spouse. The taxpayer must be in an active trade or business.

Tax Exemptions/Tax Credits/Exclusions

A wide range of tax exemptions, credits or exemptions are available to qualified businesses expanding or relocating in Ponca City. Space does not allow us to list the specifics of all of them. However, the Economic Development staff can and will assist you in determining those which best apply to your firm. A small sampling of the exemptions, credits or exclusions is as follows:

Ad Valorem Tax Exemptions

- Exempt inventory
- Aircraft manufactures in lieu of payment
- Local incentive

Sales Tax Exemptions

- Manufacturers
- Computer and data processing
- Aircraft maintenance facilities
- Excise tax on aircraft sales
- Telecommunications
- Back-office operations & call centers

Sales and Use Tax Refund

- Computer services/data processing/telecommunications equipment
- Construction materials

Sales Tax Credits

- Sales/income tax credit for tourism attraction projects

Income Tax Credits/Exclusions

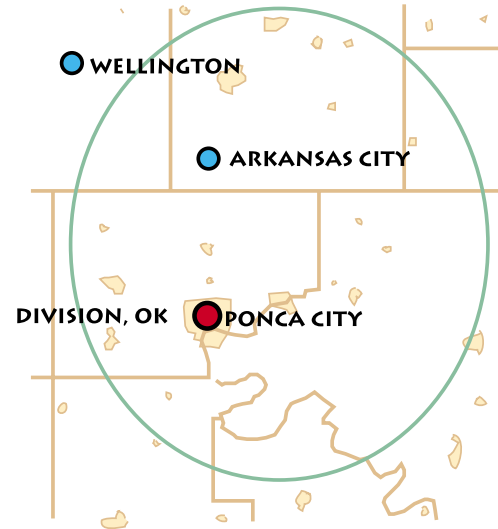
- The investment/new jobs income tax credit
- Technology transfer income tax exemption
- New products development income tax exemption
- Agricultural commodity processing facility income tax exemption
- Income tax credit for investment in Oklahoma producer/owned agriculture processing
- Income tax credit for computer/data processing/research & development jobs

(This is only a partial listing. Additional exemptions, credit and exclusion may apply to your specific application.)

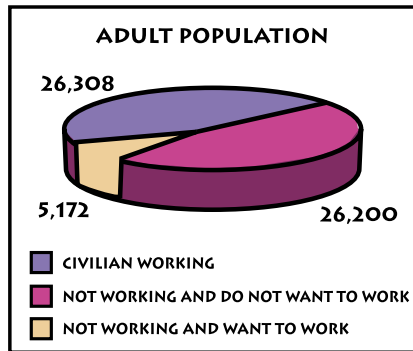
LABOR MARKET AREA

Of the 57,436 adults who reside in the labor market area, 26,064 are employed. Approximately 59 percent live in Kay County, 19 percent in Cowley County, Kansas, 15 percent in Osage County and 7 percent in Pawnee County.

As is the case in any labor market area, a significant number of adults do not work outside the home, including retirees, students, homemakers, the disabled and the unemployed. Approximately 31,372 adults in the study area are presently not working. Most (26,200) do not desire to work citing as reasons retirement, inability to work or a preference not to work outside the home (table below). A smaller number of adults (5,172) want to work; this group consists primarily of persons who have recently lost their



jobs, students, persons who want to go back to work and homemakers who are looking for work outside the home. Only a small portion of those who want to work could be classified as unemployed. Using the U.S. Department of Labor definition, a person is unemployed if he or she is without work and engages actively in job-searching activities. Using this definition, approximately 5.5 percent of the labor force in the labor market area was unemployed on average during the first three months of 2002, according to figures obtained from the U.S. Bureau of Labor Statistics.



PERSONS NOT WORKING

Reasons Not to Work

Reasons Not to Work	WANT TO WORK	DO NOT WANT TO WORK	TOTAL
Retired	1,074	15,460	16,534
Disabled or unable to work	367	3,811	4,177
Do not work outside the home	1,271	4,357	5,628
Student	0	558	558
Family responsibilities	226	77	303
Just moved into area	76	69	145
Laid off, lost job	2,080	1,258	3,338
Do not have reliable transportation	77	0	77
Other	0	611	611
Total	5,172	26,200	31,372

LABOR SURVEY

(Completed by the University of Oklahoma, July 2002)

Sponsored by the Ponca City Economic Development Advisory Board and the Oklahoma Department of Commerce, this report is the latest in a series of local labor force studies in Oklahoma. The report examines the availability of labor in the Ponca City area of northeast Oklahoma, including all of Kay County and parts of Osage County, Pawnee County and Cowley County, Kansas. These areas comprise the “labor market area” referred to in this report.

The data contained in this report was collected by telephone from randomly selected adults in the summer of 2002. The results are based on 1,246 interviews of persons 18 years old or older, who reside in areas served by the telephone prefixes for localities in the areas listed above. The number of interviews completed by county is shown in the Appendix. Results are subject to a sampling error of +/- 3.1 percentage points with a confidence level of 95 percent.

Report Highlights

- A total of 5,625 workers are either actively looking for other work or willing to change jobs for the right opportunity.
- An estimated 2,922 workers are underemployed.
- In addition to the underemployed, 2,703 workers have looked for other work during the previous three months.
- The underemployed exhibit a variety of occupations and skills.
- About 25.8 percent of underemployed workers hold at least a bachelor's degree.
- The typical underemployed worker is willing to change jobs for an increase in pay of 10 percent to 15 percent.
- A job that pays \$10 an hour is viewed as attractive by 1,570 underemployed and 3,912 workers looking for other work.

INDUSTRIAL PARK DATA

PARK NAME

Ponca City Airport Industrial Park

Location: Ponca City, Kay County, Oklahoma

Physical Address: N. Waverly & N. Ash

Contact: Economic Development, 580-765-4400

LAND

Acres in the Industrial Park - 720 acres

Percentage developed - 60 percent

Percentage occupied - 36 percent

Price per acre - \$7,000 to \$17,000

Acres for sale - 160 acres

Acres selectively graded and cleared - 430 acres

Are soil borings available from a registered engineer? Yes

Testing Date - April, 2002

Has site plan or plat been approved by local government? Yes

How much additional area is available for expansion? Ample adjacent property

UTILITIES

Size of sanitary sewer - 20" and 24" from Industrial Park

Waste water capacity per day - 5.1 MGD from Industrial Park

Size of municipal water lines - 16" to Industrial Park

Water capacity in gallons per day - 3 MGD to Industrial Park

Is there an enclosed storm sewer or equivalent storm water control? Yes

Have all utilities been extended into the Park? Yes

Are the following services extended into the Park boundary and readily available to tap into?

Electrical service - Yes (Provider, Ponca City Utility Authority)

Gas - Yes (Provider, Oklahoma Natural Gas)

Telephone Service - Yes (Provider, Southwestern Bell Company)

Water/Sanitary Service - Yes (Provider, Ponca City Utility Authority)

Fiber Optic Cable - Yes (Provider, Ponca City Utility Authority/Cimarron Broadband/
Southwestern Bell)

LABOR FORCE

Has a Labor Market Survey been prepared? Yes

Date of Survey - July, 2002

What is the average hourly wage for Manufacturing in the area - \$16.05

Date of information - March, 2002

What is the hourly average wage for service workers - \$6.65

Date of information - March, 2002

Source of wage information - Oklahoma Department of Commerce

TRANSPORTATION

ROADS

Is there a paved all-weather interior road extended a minimum of 300' into the Park? Yes

Is a paved all-weather access route available to the Park? Yes (4 lanes)

Name of major access road - State Highway 60 (4 lanes divided)

Number of miles to that highway - 2 miles

Nearest Interstate - Interstate 35 (15 miles)

Nearest Turnpike - Cimarron Turnpike, 64/412 (23 miles)

RAIL

Is the community served by railroad? Yes

Railroad name - BNSF

Is there a lead track in the park? No

If no, how far is the nearest railroad depot - 3 miles

AIRPORT

What is the distance to the nearest surfaced airport with running lights? An airport is located in the Park.

Runway length - 7200' long x 150' wide

Types of fuel available - Jet A & 100 Low Lead AVGAS

Is the airport commercial rated? Yes

Miles to an air freight service - Within the Park

Is there a helipad located within the Park? Yes

FREIGHT

Is the Park within a commercial truck zone? Yes

Carriers that service the area - All major carriers

Miles to the nearest warehousing/distribution center - Three centers on-site

Names of centers - D & M Distribution, Albertson's, Leach

AESTHETICS

Is there a permanent entrance sign? Yes

Is there internal street lighting within the Park? Yes

Does the Park have a highway entrance? No, four-lane access to state highway

Are there underground phone and electrical lines within the Park? Yes

Are the streets curbed and guttered within the Park? Yes

Are there restrictions on types of building materials? Yes

Is the Park landscaped? No

Is the Park maintained, mowed, tree trimming, litter pick up? Yes

Is the Park paved? Yes

Are there other compatible uses for the Park? Yes

Does the Park maintain set backs specification? Yes

Does the Park have compatible zoning uses? Yes

FILE MATERIALS

Can you provide a site plan of the Park? Yes

Can you provide an aerial photo of the Park? Yes

Is the Park located within an Enterprise Zone? Yes

COMMUNITY OR AREA SERVICES

THE COMMUNITY PROVIDES THE FOLLOWING:

A minimum fire rating of class 7 as determined by State Inspection Bureau or as graded by the American Insurance Association

Housing within 20 minutes travel time to the Park

An accredited high school - Ponca City High School, located five minutes from the Park

Public colleges - University Learning Center, 3 minutes; Northern Oklahoma College, 15 minutes; Oklahoma State University, 45 minutes

A Vo-Tech school - Pioneer Technology Center, located within the Industrial Park boundaries

Hospital - Via Christi Oklahoma Regional Medical Center, located 5 minutes from the Park

Is there a master plan or land use plan? Yes

Is there a zoning ordinance? Yes

Is there a paid executive working in industrial development? Yes - Chamber of Commerce,

Address: 420 East Grand, Ponca City, OK 74601; Telephone: 580-765-4400

OCCUPATION SERVICES

Are there auxiliary services such as gas stations, banks, restaurants, etc. within 20 minutes of the park? Yes

Closest access to:

- **Teleconference facility:** Pioneer Technology Center
- **ISDN:** On-site
- **Fiber optics:** On-site

FINANCING/SPEC BUILDING PROGRAM

Is there a financing program available? Yes

Is there a spec building program available? Yes

What type of financing is available for waste water expansion? Ponca City Utility Authority

Is there an abatement district, TIF District or Enterprise Zone? Yes, Enterprise Zone.

Source of funds - City of Ponca City, Economic Development Sales Tax

MARKETING

Who is responsible for marketing the Park? Ponca City Economic Development Advisory Board

Contact: Chamber of Commerce, 580-765-4400

Is the management of the park by the municipality, major property owners or developer of the park? Municipality

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PONCA CITY AIRPORT INDUSTRIAL PARK

LISTING OF TENANTS

COMPANY NAME	PRODUCT OR SERVICE
A to Z Machining	Metal fabrications and custom machining
ADPC	Data processing
ASC	Heat and air conditioning related components
Airgas	Oxygen & acetylene manufacturing
Albertson's Distribution Center	Warehousing & distribution
Ambucs Motocross Park	Motocross & recreational facility
Beaver Express	Intrastate freight company
Bliss Industries	Hammer mill & palletizing manufacturer
Boomer Tire	Retail tire center & vehicle alignment
Centerline	Machine spindle repair and manufacturing
Cherokee Strip Credit Union	Credit Union
Cookshack	Electric food smoker manufacturer
Conoco Aircraft Hanger	Corporate aviation hanger and headquarters
D & M Distribution	Commercial warehousing & distribution
Enrique's Restaurant	Authentic Mexican cuisine
Greenwood Aviation	Airport fixed-base operator
Head Country Food Products	Barbeque sauce and other food products manufacturer
Humane Society	Animal shelter
Tyson Foods Inc.	Food processing facility
Kinder Campers	Motor home and camper sales, repair and service
Leach Paper	Warehousing & distribution
Lindsay Manufacturing	Central vacuum & entertainment systems manufacturer
Mega Burger	Retail food outlet
Mertz Inc.	Heavy metal fabrication, seismic vehicle manufacturer
Mid-America Door Co.	Commercial & industrial overhead door manufacturer
Mesa Airlines	Commercial airlines
Mitchco	Heavy metal fabrication & assembler
Moyer Hertz Car Center	Car rental and service
Oklahoma Casting	Home decorating accessories manufacturing
Oklahoma Natural Gas	Natural gas office/service center
101 Rodeo Arena	Rodeo grounds/stock pens
Pelton Company Inc.	Seismic electronics fabrication
Pioneer Technology Center	Career and vocational training
P.C. Airport Terminal	Commercial aviation terminal
P.C. Airport Main. & PCUA pole yard	City Services area
P.C. Fire Station #2	City Services area
P.C. Parks Department	City Parks and Recreation offices
P.C. Northwest Power Substation	City Services area
P.C. Traffic Eng. Dept./Public Works/City Garage	City Services area
P.C. Solid Waste Transfer Station	City Services area
P.C. Water storage and pumping station	City Services area
Ponca City Nursing Home	Private nursing home
Precision Tool & Die, Inc.	Metal stampings, fabrications and assembly
Ratliff Construction	General contractor
Residential Copper	Building components and specialized material cutting
Smith International, Inc.	Industrial drill and mining bits
Sykes	Computer customer support center
Sun Precision Manufacturing	Metal fabrication and assembly
U.S. Army Reserve Headquarters	Military offices

City of Ponca City, Chamber of Commerce, Economic Development Advisory Board

Economic Development efforts for the City of Ponca City are conducted through a contract from the City of Ponca City and the Ponca City Development Authority to the Ponca City Chamber of Commerce. The Chamber in turn undertakes the process of recruiting new business to the community, actively assists with retention and expansion of existing companies, and also markets the community in the area of job growth.

Funding for these efforts is derived from a 1/2 cent sales tax voted upon by the citizens of the community through united efforts; Ponca City's team is ready to facilitate your project.

Pioneer Technology Center

Full-Time Career Training, Short Term Classes
BIS Center, Bid Assistance Center, Business Incubator
Management Development & Industry Training

For 28 years, Pioneer Technology Center has set some of the highest standards statewide for technical education. Pioneer has received six Gold Star School Awards for its commitment to rigorous standards in the area of curriculum, business and industry services, student retention, and staff involvement at both the state and national levels. Commitment, dedication and the pursuit of excellence are the best ways to describe the faculty at Pioneer Technology Center. Offering 15 full-time career training programs, Pioneer also offers 120 short-term classes, software training, special interest, healthcare, welding and machine tool. Additionally, the Business and Industry Services division has the flexibility to custom tailor training and education to help your business maximize its resources. Additional information is available to allow every potential client the opportunity to fully explore what this excellent technology campus has to offer.

University Learning Center

The University Learning Center of Northern Oklahoma, ULC, is a higher-degree learning site that brings college degree programs from other institutions to Ponca City. Their goal is to make Bachelor, Master and Doctoral level degrees available for those who would not otherwise be able to pursue their education goals. The ULC site offers seven ITV Studios, six Intel Studios, which seat 72 and a state-of-the art computer center, which is accessible to the general public as well.

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Ponca City Technology Accelerator

In a joint venture with the community, Oklahoma Technology Commercialization Center, Oklahoma Alliance for Manufacturing Excellence and ConocoPhillips, Ponca City has established the Ponca City Technology Accelerator. Designed as an Incubation/Commercialization facility. The accelerator offers state-of-the-art wet lab space, pilot bay facilities and related office space. The accelerator is available to eligible companies with patented technology that is ready to move to the commercialization stage.

Oklahoma Department of Commerce

Oklahoma knows that in business, the less it costs, the more you keep. Based upon a combination of lower energy, tax and labor rates, *FinancialWorld* magazine has listed Oklahoma as the second lowest cost-of-doing-business state. And there are plenty of rewarding reasons why Oklahoma has gained that status.

Oklahoma knows your business and is driven by profit and bottom-line results. The incentives available from the state of Oklahoma are designed to help you find the best compatible solution in growing your company and improving your bottom line. The Ponca City Economic Development Advisory Board and the Oklahoma Department of Commerce are ready to assist you at whatever level of confidentiality you require. Ponca City! It's a business decision that just makes sense.

We invite you to contact us:

Ponca City Economic Development

420 East Grand

Ponca City, OK 74601

Telephone: 580-765-4400

Fax: 580-765-2798

You also may contact the Oklahoma Department of Commerce at
800-588-5959 or 405-815-5213

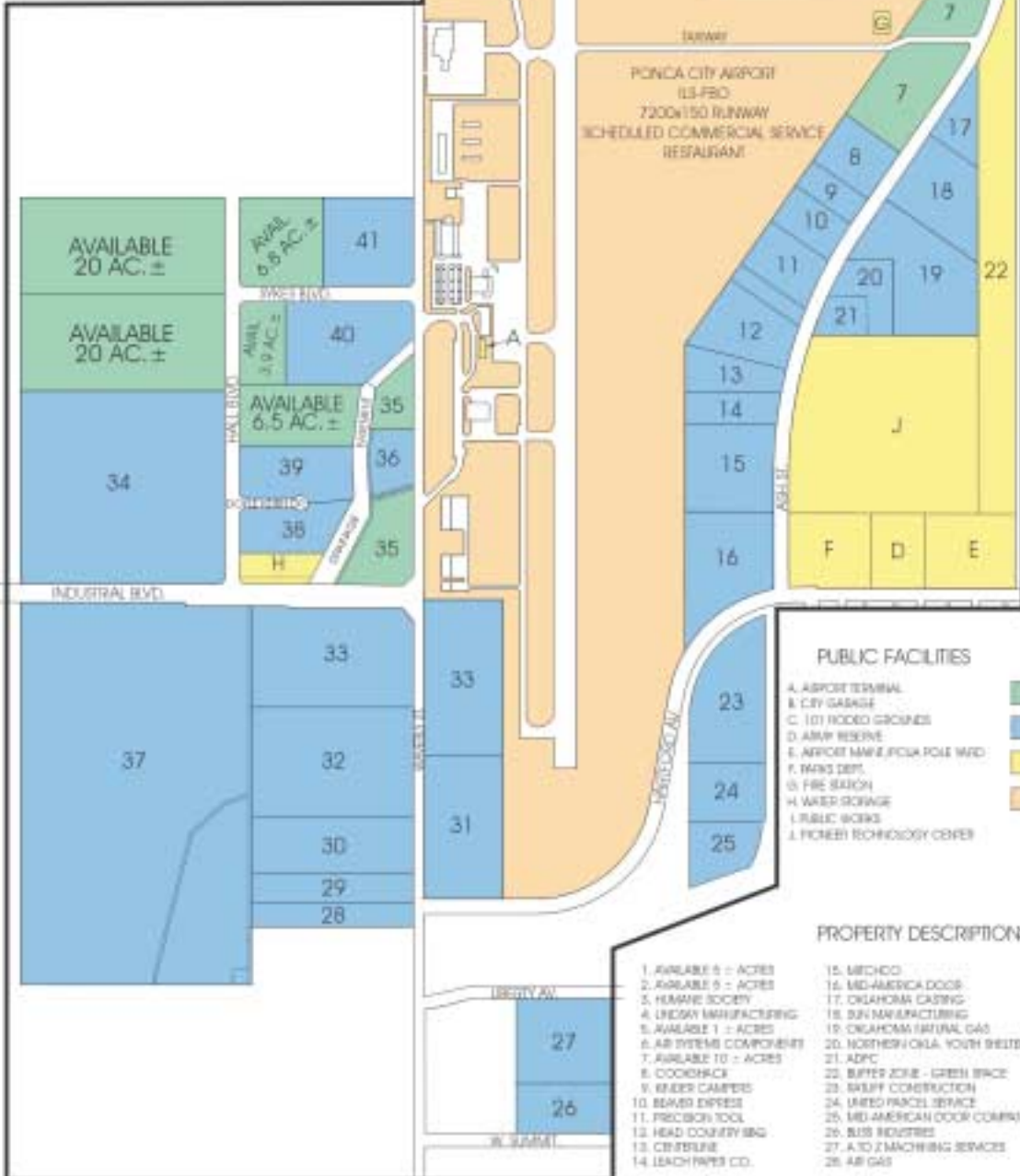
E-mail: info@odoc.state.ok.us or visit our Web site at www.locateok.com

PONCA CITY MAJOR EMPLOYERS

Company Name	Number of Employees	Product/Service
Air Systems Company	450	Air grilles & diffusers
Albertson's Grocery Store # 2249	76	Grocery store
Albertson's Inc.	600	Distribution/warehouse
Banks Trucking	40	Commercial trucking
Bliss Industries	47	Hammer mills & pelletizers
Boettcher, Ryan, Martin & Bisher	40	Attorneys-at-Law
Bowker Ford/Lincoln/Mercury	45	Automotive sales/service
Buy For Less	63	Grocery store
City of Ponca City	401	City management
Centerline	21	Spindle repair
Cherokee Strip Credit Union	24	Financial institution
Cookshack	34	Electric smokers
ConocoPhillips	1,800	Refinery/R&D/acct-management
Continental Carbon	76	Carbon Black production
Edwin Fair Community Center	72	Mental health services
Encompass Mold LLC	39	Blow Mold injection molds
Evans and Associates	100	Asphalt & Concrete MFG.
Garoutte	22	Leather Equine equipment
Home National Bank	51	Financial institution
Tyson Foods Inc.	600	Meat processors
J.H. Kelly LLC	100	Industrial contractors
Jupiter Sulphur	20	Sulphur production
Lindsay Manufacturing	52	Central Vacuum Systems
Lowe's Home Improvement Center	75	Home building & decorating
Mertz Inc.	130	Machining and assembly
Mid-America Door	160	Commercial & residential doors
Modern Investment Casting	30	Investment castings
Modern Supply Co.	50	Gas valve assembly
Copper Energy Services (Nickles)	75	Machining/assembly
Northern Oklahoma Insulation Co.	100	Industrial insulation
Oklahoma Casting	31	Home accessories
Oklahoma Natural Gas	22	Natural gas delivery & management
Pemberton Cadillac/Olds/Chevrolet	60	Automotive sales/service
JC Penny Company	55	Clothing/home products
Precision Tool & Die	28	Machining/tool & die fabrication
Pioneer Bank & Trust	58	Financial institution
Pioneer Technology Center	86	Technology training center
Ponca City Country Club	56	Private country club
Ponca City Publishing	50	Newspaper publishing
Ponca City Nursing & Rehab Ctr.	70	Long-term nursing care
Ponca City Public Schools	720	K-12 public schools
Quality Water Services	40	Water filtration/bottling
Ratliff Inc.	70	Industrial ccontractors
Shawn Manor	75	Long-term nursing care
Smith International	300	Drilling & mining bit mfg
Sober Brothers	27	Sand, gravel and excavation
Stolhand Heat & Air	20	Heat & air contractor
Sykes	440	Inbound call center
Sullivan Trucking	22	Commercial Trucking
U.S. Post Office	61	Postal service
Via Christi Oklahoma Regional Med.	550	General acute healthcare
United Supermarket, Inc.	21	Grocery store
Wal Mart	425	Retail sales/merchandise
Westminster Village	75	Long-term health care
Welborn Electric	76	Electrical contractor

... see industrial park map on back

CITY OF PONCA CITY, OKLAHOMA
PONCA CITY AIRPORT INDUSTRIAL PARK



PUBLIC FACILITIES

- A. AIRPORT TERMINAL
- B. CITY GARAGE
- C. LOT RODEO GROUNDS
- D. AIRMP RESERVE
- E. AIRPORT MAINT./POLICE WARD
- F. PARKS DEPT.
- G. FIRE STATION
- H. WARE STORAGE
- I. PUBLIC WORKS
- J. PIONEER TECHNOLOGY CENTER

- AVAILABLE PROPERTY
- UNAVAILABLE PROPERTY
- PUBLIC FACILITY
- AIRPORT PROPERTY

PROPERTY DESCRIPTIONS

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> 1. AVAILABLE 5 - ACRES 2. AVAILABLE 5 - ACRES 3. HEAVY SOCIETY 4. LINDSAY MANUFACTURING 5. AVAILABLE 1 - ACRES 6. AIR SYSTEMS COMPONENT 7. AVAILABLE 10 - ACRES 8. COOKHOUSE 9. KNEEER CAMPERS 10. BEARD EXPRESS 11. PRECISION TOOL 12. HEAD COUNTRY BLDG. 13. CRESTLINE 14. LEACH PAPER CO. | <ul style="list-style-type: none"> 15. MEDICO 16. MID-AMERICA DOCSR 17. OKLAHOMA CASINO 18. SUN MANUFACTURING 19. OKLAHOMA NATURAL GAS 20. NORTHERN OKLA. YOUTH BELTER 21. ADPC 22. BUFFER ZONE - GREEN SPACE 23. SHELFF CONSTRUCTION 24. WAREZ PRACEL SERVICE 25. MID-AMERICAN ODOOR COMPANY 26. BUS RESTORES 27. A TO Z MACHINING SERVICES 28. AIR GAS | <ul style="list-style-type: none"> 29. BOOMSTRE & ALIGNMENT 30. PONCA CITY HURRING HOME 31. SMITH INTERNATIONAL 32. PELTON 33. MERTZ 34. I.T.C. 35. LOCATION COMMERCIAL 36. MOYER CAR RENTAL - HERTZ 37. ALBERTSONS 38. RESIDENTIAL COFFEE 39. DALLAS-MILLET 40. SYKES ENTERPRISES 41. SYKES ENTERPRISES |
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UTILITY COSTS

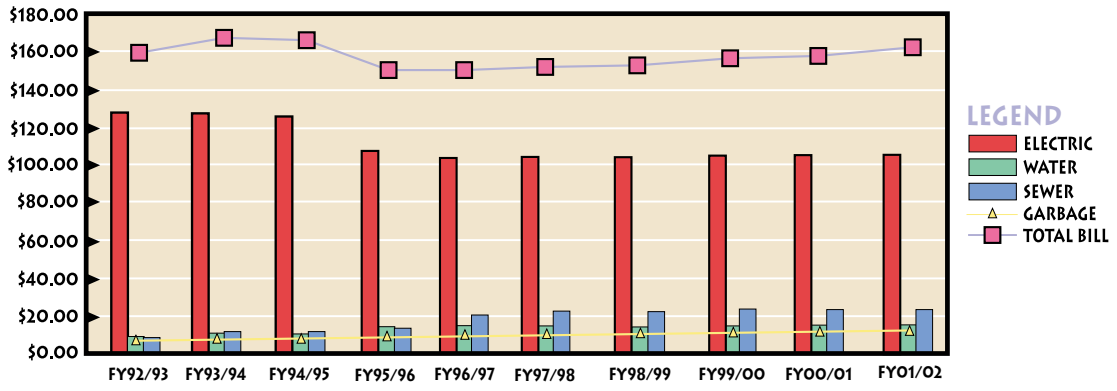
The following is a chart detailing average monthly charges to Ponca City Utility Authority customers within the city limits from 1993-2002.

Assumption for average use in a household of four (4) are:

- 1500 kWh
- 9 units water
- 9 units sewer
- basic garbage

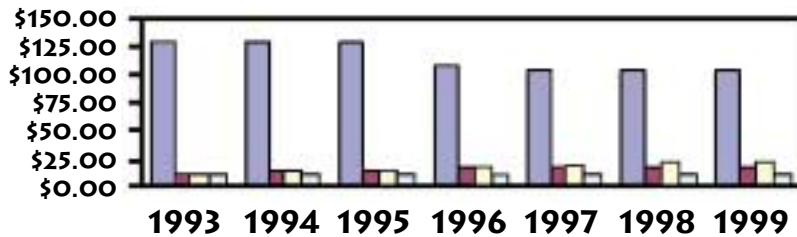
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Electric	\$128.00	\$128.00	\$127.00	\$109.50	\$103.50	\$103.50	\$103.50	\$104.50	\$104.50	\$104.50
Water	\$11.41	\$14.04	\$14.04	\$16.45	\$17.74	\$17.74	\$17.74	\$17.74	\$17.74	\$17.74
Sewer	\$10.98	\$14.60	\$14.60	\$16.20	\$20.55	\$23.66	\$25.78	\$25.78	\$25.78	\$25.78
Garbage	\$9.50	\$9.75	\$10.23	\$10.50	\$10.95	\$10.95	\$10.95	\$11.50	\$11.50	\$12.75
Total Bill	\$159.89	\$166.39	\$165.87	\$152.65	\$152.74	\$155.85	\$155.85	\$159.52	\$159.52	\$160.77

Below is a graph detailing the above chart.



	FY92/93	FY93/94	FY94/95	FY95/96	FY96/97	FY97/98	FY98/99	FY99/00	FY00/01	FY01/02
Total Bill	\$159.89	\$166.39	\$165.87	\$152.65	\$152.74	\$155.85	\$155.85	\$159.52	\$159.52	\$160.77

PCUA UTILITY BILL (1993-1999)



UTILITY COSTS

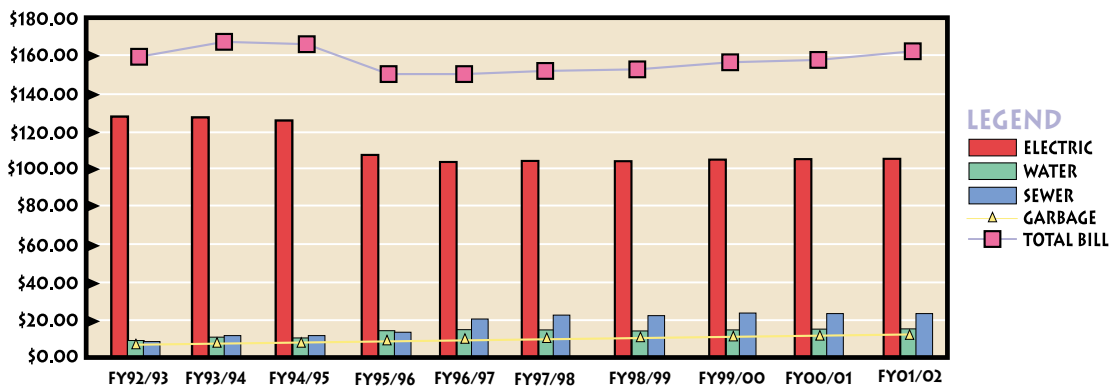
The following is a chart detailing average monthly charges to Ponca City Utility Authority customers within the city limits from 1993-2002.

Assumption for average use in a household of four (4) are:

- 1500 kWh
- 9 units water
- 9 units sewer
- basic garbage

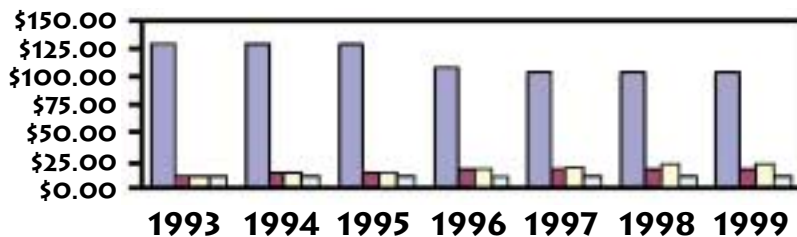
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Electric	\$128.00	\$128.00	\$127.00	\$109.50	\$103.50	\$103.50	\$103.50	\$104.50	\$104.50	\$104.50
Water	\$11.41	\$14.04	\$14.04	\$16.45	\$17.74	\$17.74	\$17.74	\$17.74	\$17.74	\$17.74
Sewer	\$10.98	\$14.60	\$14.60	\$16.20	\$20.55	\$23.66	\$25.78	\$25.78	\$25.78	\$25.78
Garbage	\$9.50	\$9.75	\$10.23	\$10.50	\$10.95	\$10.95	\$10.95	\$11.50	\$11.50	\$12.75
Total Bill	\$159.89	\$166.39	\$165.87	\$152.65	\$152.74	\$155.85	\$155.85	\$159.52	\$159.52	\$160.77

Below is a graph detailing the above chart.



	FY92/93	FY93/94	FY94/95	FY95/96	FY96/97	FY97/98	FY98/99	FY99/00	FY00/01	FY01/02
Total Bill	\$159.89	\$166.39	\$165.87	\$152.65	\$152.74	\$155.85	\$155.85	\$159.52	\$159.52	\$160.77

PCUA UTILITY BILL (1993-1999)



NATURAL GAS PROVIDER - Oklahoma Natural Gas, 1-800-522-6543

NATURAL GAS COSTS

(As of 5/31/01)

Oklahoma Natural Gas:

Commercial Service – Typical Monthly Bill

Mcf (Dth)	Summer	Winter
50	\$520	\$535
100	\$980	\$1,020
500	\$4,500	\$4,720
1,000*	\$8,800	\$9,200

Industrial Service – Typical Monthly Bill

Mcf (Dth)	Summer	Winter
100	\$950	\$990
1,000*	\$8,300	\$8,300
5,000*	\$41,400	\$41,400
10,000*	\$82,700	\$82,700

* Could qualify for transportation gas 5,000 Dth/Yr. Minimum

TELECOMMUNICATION CONTACTS:

Southwestern Bell Telephone Company, **1-800-499-7928**

LONG DISTANCE PROVIDER, User may choose

INTERNET SERVICE PROVIDERS:

Ponca City Publishing, **1-580-765-3311**

Southwestern Bell DSL, **1-888-792-3751**

Cable One DSL, **1-580-762-6684**

Cimarron Broadband, **1-580-765-0004**

ENERGY COSTS

RESIDENTIAL - 500 KWH

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$6.00	\$32.50	\$2.39	\$0.00	\$40.89
MAY	\$6.00	\$32.50	\$0.12	\$0.00	\$38.62
JUNE	\$7.00	\$32.50	(\$1.14)	\$0.00	\$38.36

RESIDENTIAL - 1,000 KWH

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$6.00	\$55.00	\$4.77	\$0.00	\$65.77
MAY	\$6.00	\$65.00	\$0.25	\$0.00	\$71.25
JUNE	\$7.00	\$65.00	(\$2.28)	\$0.00	\$69.72

RESIDENTIAL - 1,500 KWH

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$6.00	\$75.00	\$7.16	\$0.00	\$88.16
MAY	\$6.00	\$97.50	\$0.37	\$0.00	\$103.87
JUNE	\$7.00	\$97.50	(\$3.43)	\$0.00	\$101.07

SMALL COMMERCIAL - 7,500 KWH/35 DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$10.00	\$431.25	\$0.00	\$35.78	\$0.00	\$477.03
MAY	\$10.00	\$431.25	\$0.00	\$1.86	\$0.00	\$443.11
JUNE	\$12.00	\$450.00	\$0.00	(\$17.13)	\$0.00	\$444.87

SMALL COMMERCIAL - 15,000 KWH/35 KW DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$10.00	\$862.50	\$0.00	\$71.55	\$0.00	\$944.05
MAY	\$10.00	\$862.50	\$0.00	\$3.72	\$0.00	\$876.22
JUNE	\$12.00	\$900.00	\$0.00	(\$34.26)	\$0.00	\$877.74

LARGE COMMERCIAL - 87,000 KWH/300 KW DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$20.00	\$2,740.50	\$2,100.00	\$414.99	\$0.00	\$5,275.49
MAY	\$20.00	\$2,740.50	\$3,600.00	\$21.58	\$0.00	\$6,382.08
JUNE	\$20.00	\$2,740.50	\$3,600.00	(\$198.71)	\$0.00	\$6,161.79

LARGE COMMERCIAL - 174,000 KWH/300 KW DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$20.00	\$5,481.00	\$2,100.00	\$829.98	\$0.00	\$8,430.98
MAY	\$20.00	\$5,481.00	\$3,600.00	\$43.15	\$0.00	\$9,144.15
JUNE	\$20.00	\$5,481.00	\$3,600.00	(\$397.42)	\$0.00	\$8,703.58

SMALL INDUSTRIAL - 145,000 KWH/500 KW DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$20.00	\$4,567.50	\$3,500.00	\$691.65	\$0.00	\$8,779.15
MAY	\$20.00	\$4,567.50	\$6,000.00	\$35.96	\$0.00	\$10,623.46
JUNE	\$20.00	\$4,567.50	\$6,000.00	(\$331.18)	\$0.00	\$10,256.32

SMALL INDUSTRIAL - 290,000 KWH/500 KW DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$20.00	\$9,135.00	\$3,500.00	\$1,383.30	\$0.00	\$14,038.30
MAY	\$20.00	\$9,135.00	\$6,000.00	\$71.92	\$0.00	\$15,226.92
JUNE	\$20.00	\$9,135.00	\$6,000.00	(\$662.36)	\$0.00	\$14,492.64

LARGE INDUSTRIAL - 720,000 KWH/2500 KW DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$200.00	\$22,680.00	\$7,500.00	\$3,434.40	\$0.00	\$33,814.40
MAY	\$200.00	\$22,680.00	\$23,750.00	\$178.56	\$0.00	\$46,808.56
JUNE	\$200.00	\$22,680.00	\$23,750.00	(\$1,644.48)	\$0.00	\$44,985.52

LARGE INDUSTRIAL - 1,440,000 KWH/2500 DW DEMAND

MONTH	CUSTOMER CHARGE	ENERGY CHARGE	DEMAND CHARGE	FAC/PCA AMOUNT	MISC CHARGES	TOTAL BILL
APRIL	\$200.00	\$45,360.00	\$7,500.00	\$6,868.80	\$0.00	\$59,928.80
MAY	\$200.00	\$45,360.00	\$23,750.00	\$357.12	\$0.00	\$69,667.12
JUNE	\$200.00	\$45,360.00	\$23,750.00	(\$3,288.96)	\$0.00	\$66,021.04

MONTHS IN QUARTER REPORTED**FAC/PCA ADJUSTMENT**

MONTH 1	APRIL	0.004770
MONTH 2	MAY	0.000248
MONTH 3	JUNE	-0.002284

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