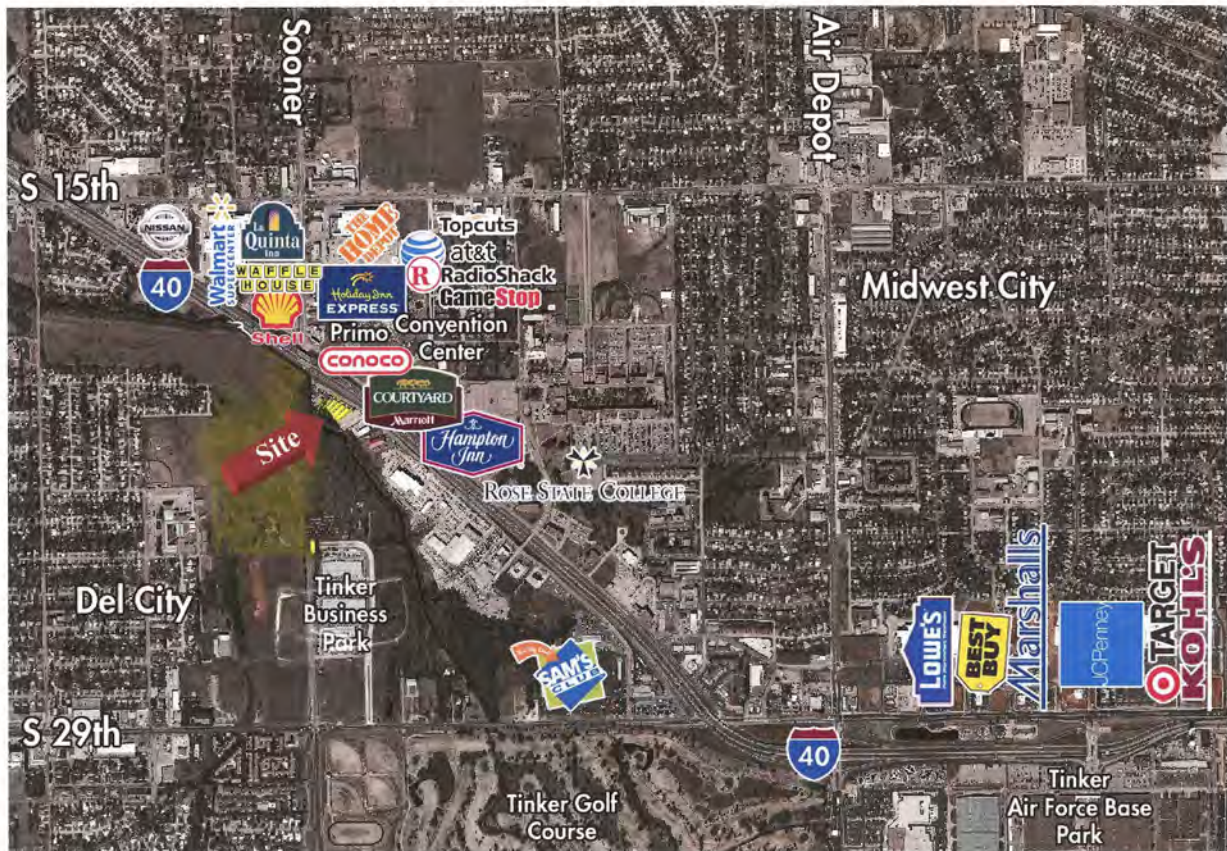


I-40 Sooner Mini Storage



Lot Size: 41,437 sq ft (MOL)

Number of Units: 142 (est) Plus Office

Traffic Count: Interstate 40: 82,000 vpd
Sooner Road: 22,259 vpd

Purchase Price: Available upon request

**For information please contact
Warren Thomas at 405-414-7277**

While every effort has been taken to provide accurate information in this document, Owner/ Developer specifically disclaims all expressed and implied warranties with respect to the information provided herein. No legal advice is being given and no attorney client relationship created. Owner/ Developer also encourages parties to seek advice and consult with legal counsel familiar with their party's particular circumstances. Owner/Developer also discloses that he/it is a licensed real estate broker in the State of Oklahoma.

I-40 Sooner Mini Storage

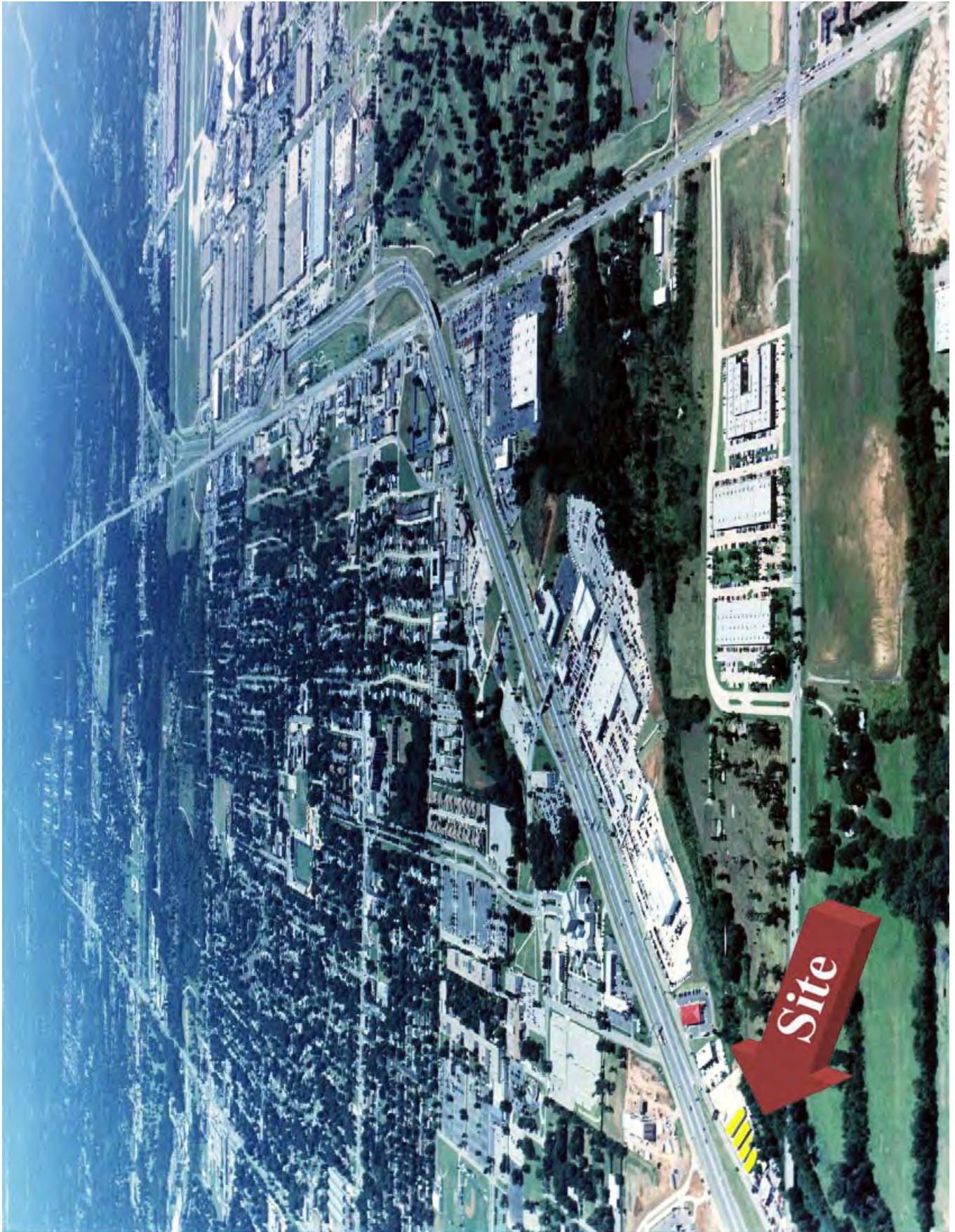


I-40 Sooner Mini Storage

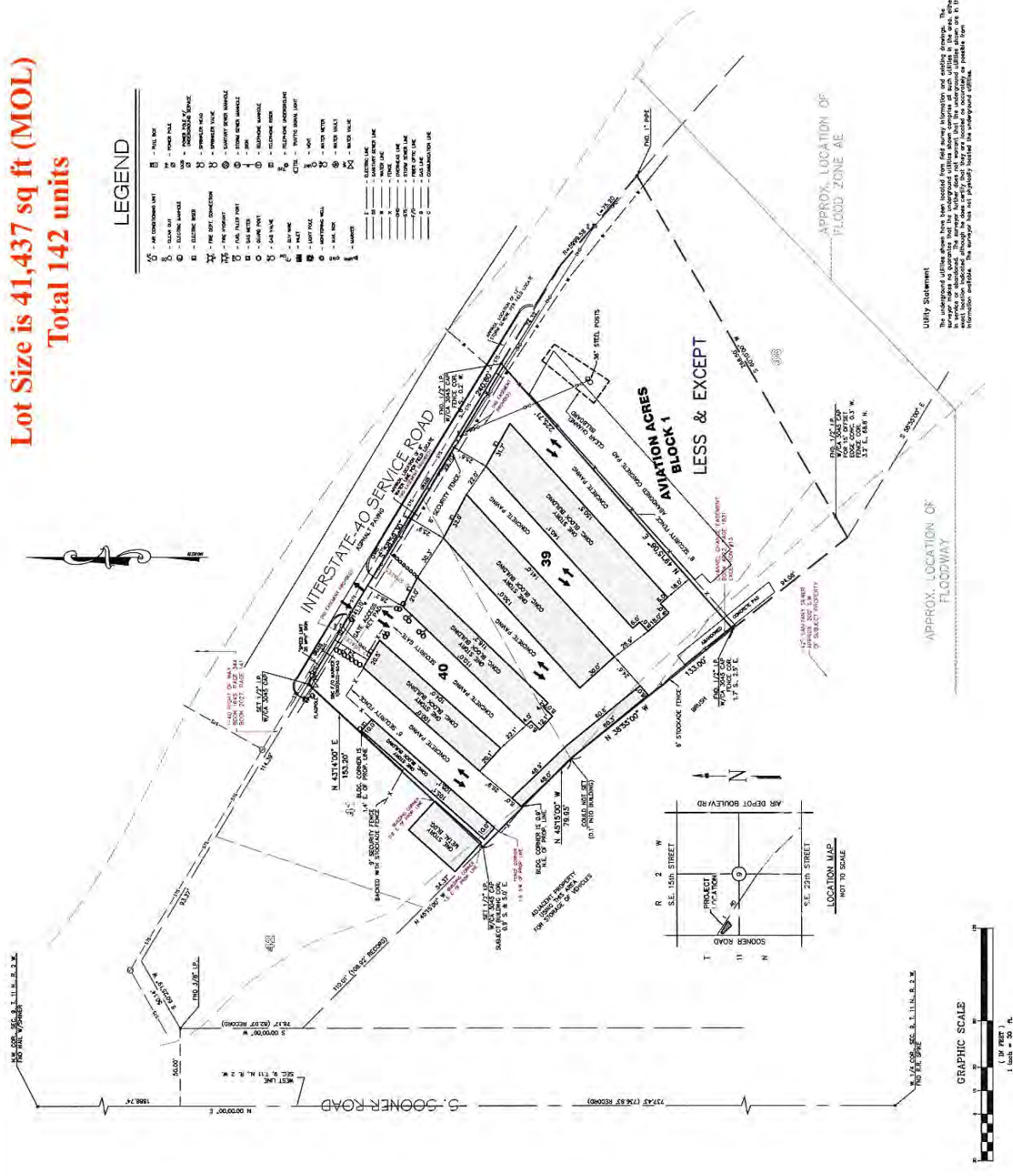




I-40 Sooner Mini Storage



Lot Size is 41,437 sq ft (MOL)
Total 142 units



Utility Statement

The underground utilities shown have been located from field survey information and existing drawings. The surveyors do not guarantee that the underground utilities shown correspond to the actual utilities in the area, either existing or abandoned. The surveyor does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not obviously located the underground utilities.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of

SENDER INDUSTRIAL DEVELOPERS
LITCHFIELD SPORTS CARS, INC.
CAPITOL ABSTRACT & TITLE COMPANY

Shane Christopher Aiken, a Registered Professional Land Surveyor, do hereby certify to the above-stated parties, that the portion of the 2016 real estate tax bill for the above listed parcel, as shown on the attached map, is a correct and true copy of the record of land described as follows:

Port of Los Thymine (39) and Fairy (40), in Block One (1) of ATLANTIC ACRES ADDITION, on addition to Sweet City, Garrett County, Delaware, being more particularly described as follows:

SENNING of the Southwest Corner of Lot 40, Block 1;

HINDICE to North 43°10'00" East, along the Northwesterly line of Lot 40, a distance of 153.20 feet to a point in the Southwesterly right-of-way of "Talar Dogwood Highway";
 HINDICE to North 77°40'30" along the Southwesterly right-of-way line, a distance of 315.12 feet;
 HINDICE to the right along a curve, having a radius of 5,999.50 feet, whose chord has a deflection angle of 9° 44'00" to a point a distance of 75.47 feet to a point in the Southwesterly right-of-way of Lot 30, Block 1;
 HINDICE to South 60°10'00" West, a distance of 290.50 feet to the Southwest Corner of said Lot 30;

REFERENCE North 30°35'00" West a distance of 227.08 feet.

LESS AND EXCEPT THE FOLLOWING:

part of Lot 39 in Block 1 of Aviation Acres, an addition to Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 39;

HENCE North 38°35'00" West, along the South line of said Lot 39, a distance of 94.03 feet;

HDICE North 49°15'06" East a distance of 225.71 feet to the Southerly Right of Way Line of the
 Section Number 60.

ADJACENT South 58°59'20" East along the Southeastly Right of Way Line of Interstate Highway Number 42, a distance of 74.32 feet to a point in a curve.

3.25 feet to the East Line of said Lot 36;
thence South 60°10'00" West along the East Line of said Lot 36 a distance of 268.50 feet to the point or
beginning.

Author certifies that:

[illegible]

1. Sold described property is located within an area having a Zone Designation of Special Flood Hazard (as determined by the Federal Emergency Management Agency).

1. All available data shown on the recorded plat have been shown herein.

2. The Property has direct access to Interstate 40, State Road 4, a dedicated public street or highway.

3. The number of stippled parking spaces located on the property is 4, none of which are designated for handicapped use.

Journal Pre-proof

State

Valent:

The markings of North 00707001 East as shown on the West line of Section 9 was used on the basis of a survey for this survey.

RIGHT OF WAY In favor of Oklahoma Natural Gas Company, recorded in Book 36, Page 39, does not affect subject property.

3. RIGHT OF WAY in favor of Mogulite Petroleum Company, recorded in Book 421, Page 80, as assigned in ASSIGNMENT OF RIGHT OF WAY CONTRACTS in favor of Mogulite Pipe Line Company, recorded in Book 222A, Page 515, and as modified in RELEASE OF RIGHT OF WAY recorded in Book 332A, Page 551, does not affect

L. ORDINANCE NO. 511 declaring a sanitary sewer district, in favor of the City of Midwest City, recorded in book 2489, Page 15, affects subject property inasmuch as subject property is described therein.

E. Property is subject to AIRPORT ZONING ORDINANCES and REGULATIONS recorded in Book 906, Page 301; in Book 903, Page 157; in Book 1072A, Page 571; in Book 2237, Page 340; in Book 2237, Page 315; and in Book 2665, Page 621.

3. CHANNEL CHANCE EASEMENT in favor of the City of Midland City, recorded in Book 4022, Page 1831, affects subject property and is shown hereon.

229, Page 1615.

CROSSFIELD 2

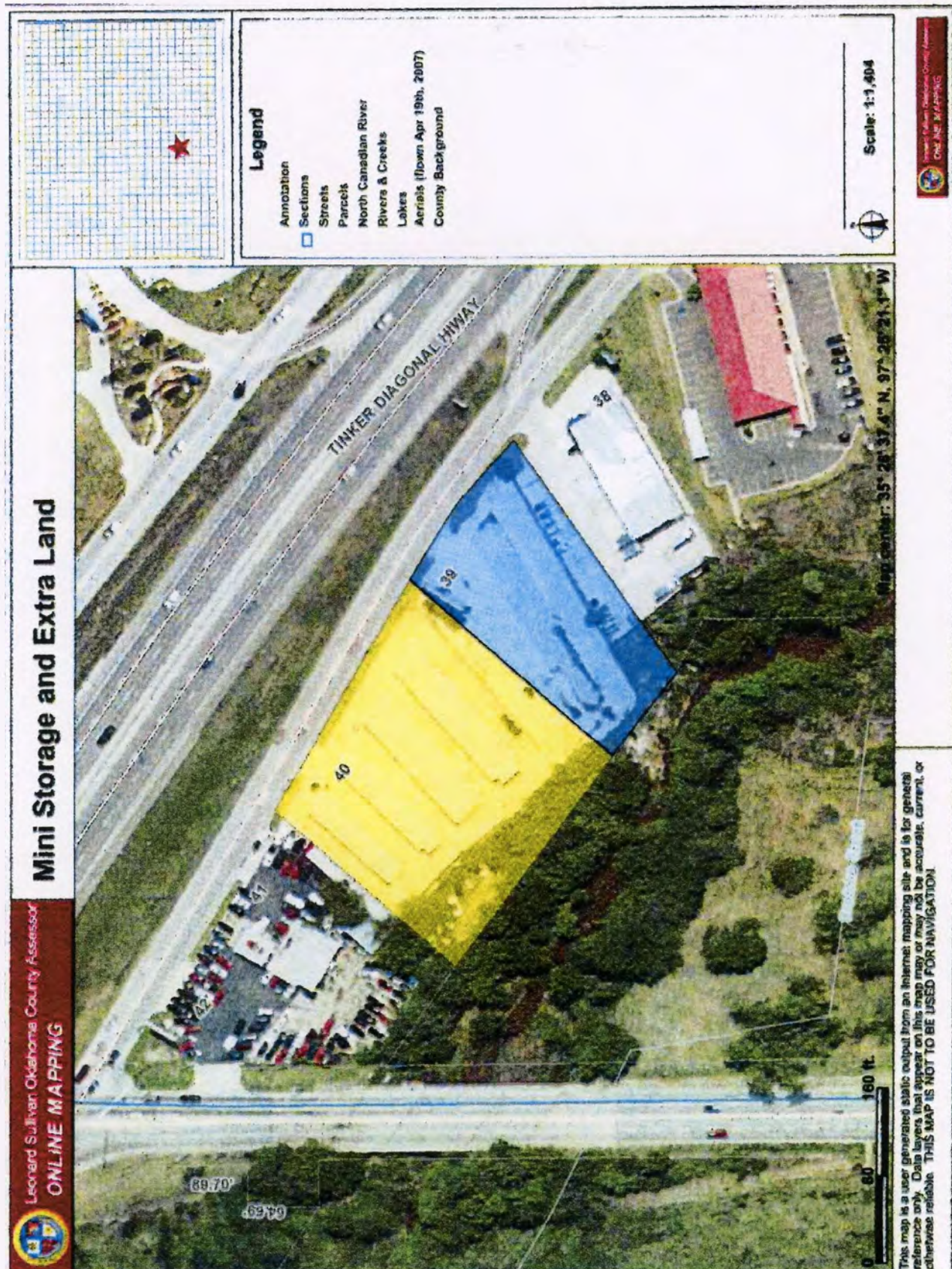
ALTA/ACSM Land Title Survey

1644 SW 30th Street, Suite C • Oakdale, CA 97119
 408-661.3225 ext. - 408-661.3228 fax • www.cflta.com
☐ Certificate of Accuracy June 30, 2005
☐ All rights reserved under copyright.

Mark Deal and Associates

PROFESSIONAL CORPORATION

Project No: 1732-2 Date: 7-28-04
 Scale: 1"=50'
 City: Hills County
 State: OR
 EING File: 1732-dwg
 FEG File:



MINI STORAGE LOT MAP

I-40 ACCESS ROAD (Tinker Diagonal)

5604 Tinker Diagonal

enter

| 1 | 2 | 3 | 4 | 5 |
|------------------|------------------|-----------------------------|-------|-------------------|
| 1 5X10 | 41 | 72 is part of the OFFICE | 10x20 | 10x10 |
| 2 5X10 | 40 | | 98 | 10x20 |
| | 39 | | | 125 |
| 4 5X10 | | | | 124 |
| 5 5X10 | 45 | 71-10X10 | 99 | 127 |
| 6 5X10 | 46 | | 97 | |
| | 47 | 70-10X10 | | |
| 7 5X10 | 48 not usable | 74-10X10 | 96 | 123 |
| 8 5X10 | 34 | 69-10X10 | 95 | 122 |
| 9 5X10 | 49 | 75-10X10 | 101 | 129 |
| 10 5X10 | 50 | | | |
| 11 5X10 | 51 | 68-10X10 | 94 | 121 |
| 12 5X10 | 52 | 76-10X10 | | 130 |
| 13 5X10 | 53 | | 93 | |
| 14 Not usable | 29 | 77-10X10 | 103 | 131 |
| 15 Not usable | 28 | | | |
| 16 5X10 | 55 | 66-10X10 | | |
| 17 5X10 | 27 | 78-10X10 | 92 | 119 |
| 18 5X10 | 56 | | | 132 |
| 19 5X10 | 57 | 65-10X10 | 91 | 118 |
| | 58 | 79-10X10 | 105 | 133 |
| | 59 | | | |
| | 60 | 64-10X10 | 90 | 117 |
| | 61 | 80-10X10 | | 134 |
| 21 5X10 | 22 | | | |
| | ALL 5X10 | 81-10X10 | 107 | 116 |
| | | | | 135 |
| | | 62-10X10 | 108 | 115 |
| | | | | 136 |
| | | 84- 5X10 | 109 | 114 |
| | | | | 137 Not usable |
| | | | 110 | 113 |
| | | | | 138 Not usable |
| | | | 111 | 112 |
| | | | | 139 |
| | | | | 142---141---140 |
| | | | | 5x10 |

UNITS 143-160 DAMAGED BY TORNADO..NO USAGE IN THIS AREA YET.

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

| | 1 mile radius | 3 mile radius | 5 mile radius | 7 mile radius |
|------------------------------------|---------------|---------------|---------------|----------------|
| 2008 Estimated Population | 8,820 | 67,122 | 128,164 | 215,755 |
| 2013 Projected Population | 8,713 | 67,382 | 129,384 | 218,649 |
| 2000 Census Population | 9,279 | 67,099 | 127,099 | 212,419 |
| 1990 Census Population | 9,984 | 70,942 | 130,310 | 209,258 |
| Growth 2000-2008 | -4.95% | 0.04% | 0.84% | 1.57% |
| Growth 2008-2013 | -1.21% | 0.39% | 0.95% | 1.34% |
| 2008 Estimated Households | 3,944 | 27,679 | 51,291 | 85,932 |
| - Income Less than \$15,000 | 787 (20.0%) | 4,004 (14.5%) | 9,536 (18.6%) | 17,572 (20.4%) |
| - Income \$15,000 to \$24,999 | 638 (16.2%) | 4,266 (15.4%) | 7,867 (15.3%) | 13,272 (15.4%) |
| - Income \$25,000 to \$34,999 | 540 (13.7%) | 4,603 (16.6%) | 7,913 (15.4%) | 12,776 (14.9%) |
| - Income \$35,000 to \$49,999 | 827 (21.0%) | 5,720 (20.7%) | 9,447 (18.4%) | 15,052 (17.5%) |
| - Income \$50,000 to \$74,999 | 678 (17.2%) | 5,311 (19.2%) | 9,111 (17.8%) | 14,636 (17.0%) |
| - Income \$75,000 to \$99,999 | 280 (7.1%) | 2,058 (7.4%) | 3,899 (7.6%) | 6,515 (7.6%) |
| - Income \$100,000 to \$149,999 | 161 (4.1%) | 1,247 (4.5%) | 2,623 (5.1%) | 4,426 (5.2%) |
| - Income \$150,000 to \$249,999 | 24 (.6%) | 392 (1.4%) | 710 (1.4%) | 1,212 (1.4%) |
| - Income \$250,000 to \$499,999 | 8 (.2%) | 71 (.3%) | 161 (.3%) | 371 (.4%) |
| - Income \$500,000 and over | 1 (.0%) | 7 (.0%) | 22 (.0%) | 100 (.1%) |
| 2008 Est. Average Household Income | \$41,471 | \$45,419 | \$44,632 | \$44,696 |
| 2013 Prj. Average Household Income | \$45,543 | \$49,739 | \$49,005 | \$49,157 |
| 2000 Cen. Avg. Household Income | \$35,148 | \$39,520 | \$38,837 | \$38,607 |
| 1990 Cen. Avg. Household Income | \$26,380 | \$31,106 | \$29,373 | \$28,216 |
| 2008 Est. Average Household Size | 2.22 | 2.39 | 2.46 | 2.44 |
| 2008 Est. Median Household Income | \$35,118 | \$37,269 | \$35,454 | \$34,452 |
| 2013 Prj. Median Household Income | \$38,219 | \$40,518 | \$38,950 | \$37,858 |
| 2000 Cen. Median Household Income | \$30,662 | \$32,583 | \$30,779 | \$29,657 |
| 1990 Cen. Median Household Income | \$23,450 | \$26,427 | \$24,127 | \$22,509 |

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

| | 1 mile radius | 3 mile radius | 5 mile radius | 7 mile radius |
|---|---------------|----------------|----------------|----------------|
| 2008 Estimated Population by Age | 8,820 | 67,122 | 128,164 | 215,755 |
| - Aged 0 to 4 Years | 765 (8.7%) | 5,910 (8.8%) | 11,545 (9.0%) | 18,876 (8.7%) |
| - Aged 5 to 9 Years | 679 (7.7%) | 5,138 (7.7%) | 10,046 (7.8%) | 16,391 (7.6%) |
| - Aged 10 to 14 Years | 588 (6.7%) | 4,612 (6.9%) | 9,189 (7.2%) | 15,073 (7.0%) |
| - Aged 15 to 17 Years | 275 (3.1%) | 2,540 (3.8%) | 5,319 (4.2%) | 8,624 (4.0%) |
| - Aged 18 to 20 Years | 360 (4.1%) | 2,881 (4.3%) | 5,318 (4.1%) | 8,788 (4.1%) |
| - Aged 21 to 24 Years | 428 (4.9%) | 3,667 (5.5%) | 6,913 (5.4%) | 11,516 (5.3%) |
| - Aged 25 to 34 Years | 1,319 (15.0%) | 10,122 (15.1%) | 18,381 (14.3%) | 31,574 (14.6%) |
| - Aged 35 to 44 Years | 1,116 (12.7%) | 8,657 (12.9%) | 16,242 (12.7%) | 28,226 (13.1%) |
| - Aged 45 to 49 Years | 527 (6.0%) | 4,181 (6.2%) | 8,347 (6.5%) | 14,283 (6.6%) |
| - Aged 50 to 54 Years | 496 (5.6%) | 3,899 (5.8%) | 7,886 (6.2%) | 13,426 (6.2%) |
| - Aged 55 to 59 Years | 424 (4.8%) | 3,661 (5.5%) | 7,173 (5.6%) | 12,122 (5.6%) |
| - Aged 60 to 64 Years | 352 (4.0%) | 2,938 (4.4%) | 5,651 (4.4%) | 9,708 (4.5%) |
| - Aged 65 to 74 Years | 683 (7.7%) | 4,508 (6.7%) | 8,440 (6.6%) | 14,241 (6.6%) |
| - Aged 75 to 84 Years | 589 (6.7%) | 3,322 (4.9%) | 5,769 (4.5%) | 9,476 (4.4%) |
| - Aged 85 Years and Older | 220 (2.5%) | 1,085 (1.6%) | 1,945 (1.5%) | 3,430 (1.6%) |
| 2008 Estimated Median Age | 34.97 | 33.67 | 33.53 | 34.04 |
| 2008 Estimated Average Age | 37.61 | 35.98 | 35.62 | 35.92 |
| 2008 Estimated Population Over 25 by Educational Attainment | 5,726 | 42,374 | 79,833 | 136,487 |
| - Less Than 9th Grade | 309 (5.4%) | 1,638 (3.9%) | 4,604 (5.8%) | 11,045 (8.1%) |
| - High School - No Diploma | 838 (14.6%) | 5,524 (13.0%) | 11,588 (14.5%) | 21,597 (15.8%) |
| - High School Diploma | 1,908 (33.3%) | 13,252 (31.3%) | 25,241 (31.6%) | 41,930 (30.7%) |
| - Some College | 1,604 (28.0%) | 12,715 (30.0%) | 22,105 (27.7%) | 34,997 (25.6%) |
| - Associate Degree | 404 (7.1%) | 2,918 (6.9%) | 4,980 (6.2%) | 7,354 (5.4%) |
| - Bachelors Degree | 485 (8.5%) | 4,459 (10.5%) | 7,910 (9.9%) | 13,114 (9.6%) |
| - Masters Degree | 99 (1.7%) | 1,504 (3.5%) | 2,723 (3.4%) | 4,713 (3.5%) |
| - Professional Degree | 46 (.8%) | 269 (.6%) | 461 (.6%) | 1,136 (.8%) |
| - Doctoral Degree | 33 (.6%) | 95 (.2%) | 221 (.3%) | 601 (.4%) |

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

1 mile radius

3 mile radius

5 mile radius

7 mile radius

| | | | | |
|-----------------------------------|-------------|---------------|---------------|----------------|
| 2008 Estimated Males | 4,134 | 32,457 | 61,795 | 105,960 |
| - Males Aged 0 to 4 Years | 391 (9.5%) | 3,048 (9.4%) | 5,969 (9.7%) | 9,686 (9.1%) |
| - Males Aged 5 to 9 Years | 346 (8.4%) | 2,626 (8.1%) | 5,139 (8.3%) | 8,419 (7.9%) |
| - Males Aged 10 to 14 Years | 294 (7.1%) | 2,377 (7.3%) | 4,762 (7.7%) | 7,815 (7.4%) |
| - Males Aged 15 to 17 Years | 141 (3.4%) | 1,313 (4.0%) | 2,744 (4.4%) | 4,462 (4.2%) |
| - Males Aged 18 to 20 Years | 172 (4.2%) | 1,525 (4.7%) | 2,768 (4.5%) | 4,663 (4.4%) |
| - Males Aged 21 to 24 Years | 209 (5.1%) | 1,894 (5.8%) | 3,514 (5.7%) | 5,953 (5.6%) |
| - Males Aged 25 to 34 Years | 650 (15.7%) | 4,956 (15.3%) | 8,798 (14.2%) | 15,623 (14.7%) |
| - Males Aged 35 to 44 Years | 542 (13.1%) | 4,326 (13.3%) | 7,958 (12.9%) | 14,374 (13.6%) |
| - Males Aged 45 to 49 Years | 262 (6.3%) | 2,027 (6.2%) | 3,969 (6.4%) | 7,080 (6.7%) |
| - Males Aged 50 to 54 Years | 243 (5.9%) | 1,844 (5.7%) | 3,735 (6.0%) | 6,553 (6.2%) |
| - Males Aged 55 to 59 Years | 200 (4.8%) | 1,676 (5.2%) | 3,378 (5.5%) | 5,801 (5.5%) |
| - Males Aged 60 to 64 Years | 162 (3.9%) | 1,314 (4.0%) | 2,585 (4.2%) | 4,535 (4.3%) |
| - Males Aged 65 to 74 Years | 264 (6.4%) | 1,938 (6.0%) | 3,665 (5.9%) | 6,277 (5.9%) |
| - Males Aged 75 to 84 Years | 202 (4.9%) | 1,250 (3.9%) | 2,191 (3.5%) | 3,638 (3.4%) |
| - Males Aged 85 Years and Older | 58 (1.4%) | 342 (1.1%) | 618 (1.0%) | 1,082 (1.0%) |
| - Males Median Age | 32.90 | 31.89 | 31.76 | 32.64 |
| - Males Average Age | 35.30 | 34.34 | 34.06 | 34.47 |
| 2008 Estimated Females | 4,686 | 34,666 | 66,369 | 109,795 |
| - Females Aged 0 to 4 Years | 375 (8.0%) | 2,862 (8.3%) | 5,576 (8.4%) | 9,190 (8.4%) |
| - Females Aged 5 to 9 Years | 333 (7.1%) | 2,512 (7.2%) | 4,907 (7.4%) | 7,972 (7.3%) |
| - Females Aged 10 to 14 Years | 294 (6.3%) | 2,235 (6.4%) | 4,427 (6.7%) | 7,258 (6.6%) |
| - Females Aged 15 to 17 Years | 134 (2.9%) | 1,227 (3.5%) | 2,574 (3.9%) | 4,162 (3.8%) |
| - Females Aged 18 to 20 Years | 187 (4.0%) | 1,356 (3.9%) | 2,550 (3.8%) | 4,125 (3.8%) |
| - Females Aged 21 to 24 Years | 219 (4.7%) | 1,772 (5.1%) | 3,399 (5.1%) | 5,562 (5.1%) |
| - Females Aged 25 to 34 Years | 669 (14.3%) | 5,166 (14.9%) | 9,583 (14.4%) | 15,951 (14.5%) |
| - Females Aged 35 to 44 Years | 574 (12.2%) | 4,331 (12.5%) | 8,284 (12.5%) | 13,852 (12.6%) |
| - Females Aged 45 to 49 Years | 266 (5.7%) | 2,154 (6.2%) | 4,378 (6.6%) | 7,203 (6.6%) |
| - Females Aged 50 to 54 Years | 253 (5.4%) | 2,055 (5.9%) | 4,151 (6.3%) | 6,873 (6.3%) |
| - Females Aged 55 to 59 Years | 224 (4.8%) | 1,985 (5.7%) | 3,794 (5.7%) | 6,322 (5.8%) |
| - Females Aged 60 to 64 Years | 191 (4.1%) | 1,624 (4.7%) | 3,065 (4.6%) | 5,173 (4.7%) |
| - Females Aged 65 to 74 Years | 419 (8.9%) | 2,570 (7.4%) | 4,775 (7.2%) | 7,965 (7.3%) |
| - Females Aged 75 to 84 Years | 387 (8.3%) | 2,072 (6.0%) | 3,578 (5.4%) | 5,839 (5.3%) |
| - Females Aged 85 Years and Older | 161 (3.4%) | 743 (2.1%) | 1,326 (2.0%) | 2,348 (2.1%) |
| - Females Median Age | 37.18 | 35.44 | 35.19 | 35.47 |
| - Females Average Age | 39.49 | 37.46 | 37.01 | 37.32 |

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

| | 1 mile radius | 3 mile radius | 5 mile radius | 7 mile radius |
|--|---------------|----------------|----------------|-----------------|
| 2008 Estimated Population by Race and Origin | 8,820 | 67,122 | 128,164 | 215,755 |
| - White Population | 6,714 (76.1%) | 44,482 (66.3%) | 73,026 (57.0%) | 121,569 (56.3%) |
| - Black Population | 934 (10.6%) | 13,138 (19.6%) | 35,593 (27.8%) | 53,520 (24.8%) |
| - Asian Population | 173 (2.0%) | 1,865 (2.8%) | 2,914 (2.3%) | 4,591 (2.1%) |
| - Pacific Islander Population | 7 (.1%) | 96 (.1%) | 196 (.2%) | 271 (.1%) |
| - American Indian and Alaska Native | 396 (4.5%) | 2,652 (4.0%) | 4,914 (3.8%) | 8,447 (3.9%) |
| - Other Race Population | 214 (2.4%) | 1,931 (2.9%) | 5,947 (4.6%) | 18,087 (8.4%) |
| - Two or More Races Population | 381 (4.3%) | 2,959 (4.4%) | 5,573 (4.3%) | 9,269 (4.3%) |
| - Hispanic Population | 584 (6.6%) | 5,112 (7.6%) | 13,091 (10.2%) | 34,374 (15.9%) |
| - White Non-Hispanic Population | 6,726 (76.3%) | 44,256 (65.9%) | 71,447 (55.7%) | 114,853 (53.2%) |
| 2008 Est. Median Housing Value | \$73,359 | \$75,832 | \$72,756 | \$73,762 |
| 2008 Est. Average Housing Value | \$80,093 | \$86,528 | \$85,820 | \$91,132 |
| Active Postal Delivery Counts | 4,175 | 28,305 | 52,849 | 88,513 |
| Possible Postal Delivery Counts | 4,462 | 30,617 | 57,987 | 97,081 |
| 2008 Employees | 5,544 | 78,085 | 131,645 | 245,809 |
| 2008 Establishments | 440 | 2,381 | 5,790 | 12,816 |

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

| Location | Longitude | Latitude |
|--------------------|-----------|------------------|
| 1. - 1 mile radius | -97.42364 | 35.4453600008917 |
| 2. - 3 mile radius | -97.42364 | 35.4453600008917 |
| 3. - 5 mile radius | -97.42364 | 35.4453600008917 |
| 4. - 7 mile radius | -97.42364 | 35.4453600008917 |



CBRE | Oklahoma

CB RICHARD ELLIS

Shoppes at Del City Power Center Out Parcels



The Shoppes at Del City Power Center is located on the southwest corner of Sooner Road and Interstate 40 in Del City, Oklahoma (Oklahoma City Metro). Five out-parcels available - flexible sizes.

Location

Sooner and I 40

Listing Summary

Price

\$2,352,240

Del City, OK 73115

Park/Complex Name: Shoppes at Del City Power Center Out
Parcels

Market: Oklahoma City

Submarket: Southeast

Cross Streets: Sooner and I 40

Price/Ac.

\$784,080.00/Ac.

Price/SF

\$18.00/SF

Sale Type

Inv. or Owner/User

Property Description

| | | | | |
|--------------|------------|----------|-------------|----|
| Lot Size Ac. | 20.00 Ac. | Frontage | Gas | No |
| Lot Size SF | 871,200 SF | Depth | Electricity | No |
| Divisible | Yes | Zoning | Water | No |
| | | | Sewer | No |
| | | | Rail | No |

Available Lots

| Lot # | Parcel Sz. (Ac.) | Max Contig (Ac.) | Min Div (Ac.) | Price | Price/Ac. | Price/SF |
|-------|------------------|------------------|---------------|-------|-----------|----------|
|-------|------------------|------------------|---------------|-------|-----------|----------|

CB Richard Ellis

Stuart Graham (405) 858-4017

Mark Inman CPA (405) 272-5326

1015392