

# Big 4 Investments, LLC    16776 Oklahoma Hwy 33 Kingfisher, OK 73750

GPS Points            35.85730937318504, -97.90989436599402

Lot Size 1            108.86' (N) x 220.67' (E) x 100' (S) x 258.53 (W)

Lot Size 2            112' (N) x 181.53' (E) x 107' (S) x 220.67 (W)

Zoning                "Unincorporated portions of Kingfisher County have no implemented zoning restrictions, separate building codes, code enforcement, nor do we offer certificates of occupancy."  
State Fire Marshall Codes Prevail.

Building            50' x 80' x 14'    4000 Ft<sup>2</sup>    Metal - Fully Insulated    Built  
- 2001/2002

Exterior                            Entire perimeter of building sidewalks plus concrete parking and loading dock

Drives                Rock parking & driveway. Entry from Hwy 33 on the north, Bowman Ave from the south

Loading Dock    Trailer height, full concrete with roll up 8' x 8' door

Service Drive    Full concrete adjacent to loading dock w/ 12' x 12" door

Retail                26' x 18'            468 Ft<sup>2</sup>

Office                10' x 13'            130 Ft<sup>2</sup>

Bathroom 1        7' x 8' (ADA Compliant) 56 Ft<sup>2</sup>

Bathroom 2        7' x 8'    56 Ft<sup>2</sup>

Loading Dock    8' x 8' Roll-up Door    Trailer height loading dock.  
Full concrete approach from Bowman Ave on South of Building

Service Door    12' x 12' Roll-up Door    Concrete approach from Bowman Ave on South of Building

Access Doors    3 - 36" Walk-thru            2 - 60" Double Walk-thru doors

Wall Height        14' side walls, 17' center peak    Roof - sheeting + foam + sheeting

+ interior insulation

Elec Serv            Cimarron Elec Coop    200 amp 120/208    See included estimates for 3 Phase

Water Serv        Kingfisher City

Sewer              Septic - 500 gal

Waste Service    Kingfisher City

Fire                Kingfisher City

Police             Kingfisher County Sheriff

Taxation          4.5% State + 1.25% County    No City Tax

Propane Srv      500 gal (Big Four owns the tank)

Phone/Data       Pioneer Telephone       Data - Fiber Lines at 1gig

Security                            Pioneer Security            Motion & Entry Monitors,  
Int/Ext Cameras

HVAC                5 ton AC / 125k BTU propane furnace