



Current structures will be included in the sale price identified as improvements A,B,C,D,E above to be described below for better understanding of all improvements included in the sale.

Please note all structures will eventually need to be removed and excavated from the property for the overall development to be completed under the PUD, however the

1509 Exchange Ave Property, being the improved property (currently occupied by American Propane) could be used during the development of the 3.3 Acres as phase 1 of the development and developing the 1.9 Acre tract as phase 2 of the development. This would allow you as the development company to use buildings to store products , materials and heavy equipment as a value add to this property. The 5.2 Acre (mol) being tract 1 and tract 2 also have city water , city sewer, electric, gas on site.

Description of structures , buildings are as follows:

- (A)** 2,300 Sq Ft (mol) metal building that has office, show room, sales counter, small parts storage area currently occupied by American Propane (" No rent is to be paid by american propane until after final building permits have been issued by the City of Oklahoma City").
- (B)** 800 Sq Ft (mol) inclosed work shop building with open air covered dock high delivery station used to load propane cylinders on to trucks for delivery service
- (C)** 4500 Sq Ft (mol) warehouse building in very good condition currently used for general storage (This building has a fairly new TPO roof)
- (D)** 4500 Sq Ft (mol) concrete , brick , steel and wood that was office with warehouse split level building that was built in the late 1940's that is in poor condition that has no real immediate value unless completely renovated that most likely not be cost prohibited for a development company as it would be scheduled to be demoed and excavated from property to complete the overall development .
- (E)** 12,000 sq ft dock high slab only that was formerly used to support a large metal warehouse fruit distribution dock high center.