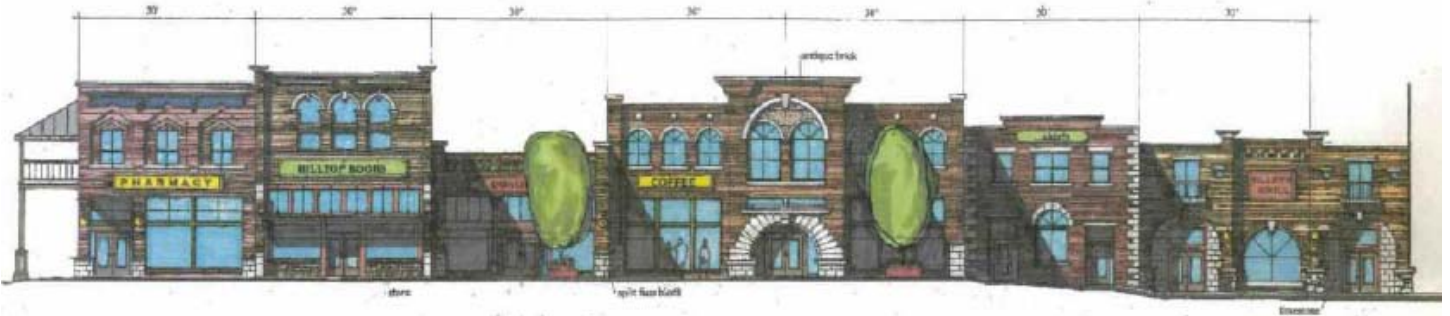


THE SHOPS of STROUD *Outlet-Retail Center*

Stroud, Oklahoma....centrally located between Oklahoma City and Tulsa



PROPOSED PARTIAL EXTERIOR ELEVATION

building elevations and site plan are subject to change

2008 ESTIMATED DEMOGRAPHICS

POPULATION

25 mile	50 mile	65 mile
66,465	1,063,336	2,140,545

OF HOUSEHOLDS

25 mile	50 mile	65 mile
25,073	415,533	834,999

AVERAGE INCOME

25 mile	50 mile	65 mile
44,526	58,966	57,817

MEDIAN INCOME

25 mile	50 mile	65 mile
42,141	85,302	86,283

AVG. MEDIAN AGE.....36

TRAFFIC COUNT....25,000 vpd

The Shops of Stroud are located at the northeast corner of Highway 99 and Turner Turnpike (Interstate 44) in Stroud, Oklahoma, a historic city that has the infamous Route 66 as its' downtown Main Street. Stroud, Oklahoma, is almost exactly halfway (45 miles +/- each way) between Oklahoma City and Tulsa. The Turnpike has only four exits between the two points, Stroud is one of them. In addition, the region is The Sac and Fox Nation's reservation.

The development shall be approximately 330,000+ square feet of leaseable area with one out parcel or pad site at Highway 99 adjoining the existing Best Western Hotel. The nation of The Sac and Fox Tribe owns the 18 acres that our site surrounds; they plan to build a major casino and a multi-floor hotel. We have come to an agreement with the tribe to design the development in harmony, as if it is under one ownership.

The Shops of Stroud will have the look of the downtown region of Stroud and other local areas, blending the new with the historic old by honoring the heritage but embracing the future. Selected features of the existing downtown area will be emulated in the exterior elevations of the new buildings. We will offer to add additional lighting standards and signage from our property across the turnpike into the downtown City of Stroud, again..... to add harmony and a similarity of the north to that of the south.

The entrance off Highway 99 will be one of an event. A man made stream accented with fountains and landscape will highlight the entrance. Every fifty feet will be a decorative pole/post with signage greeting and directing visitors onto the property. As you enter the plaza's large parking area, driving between the two buildings the signage will be similar to the surrounding areas.

The circular yellowish feature adorning the rooftop of the building in the southwest corner is intended to be a lit skylight to catch the eye of the traveler should he fail to notice the tribe's multi-floor hotel.

Boulevards tie the shops to the casino and hotel back to the shops. At the northeast corner of the property, the grade drops dramatically. We recognize the potential of an extensive amount of required parking for both the shops and casino. We will construct a 4 +/- level parking garage into that hillside for the overall development's use. Within that same area of the property, parents will be offered day care service for their children while parents are shopping and enjoying the casino life.

please see the back side for additional information

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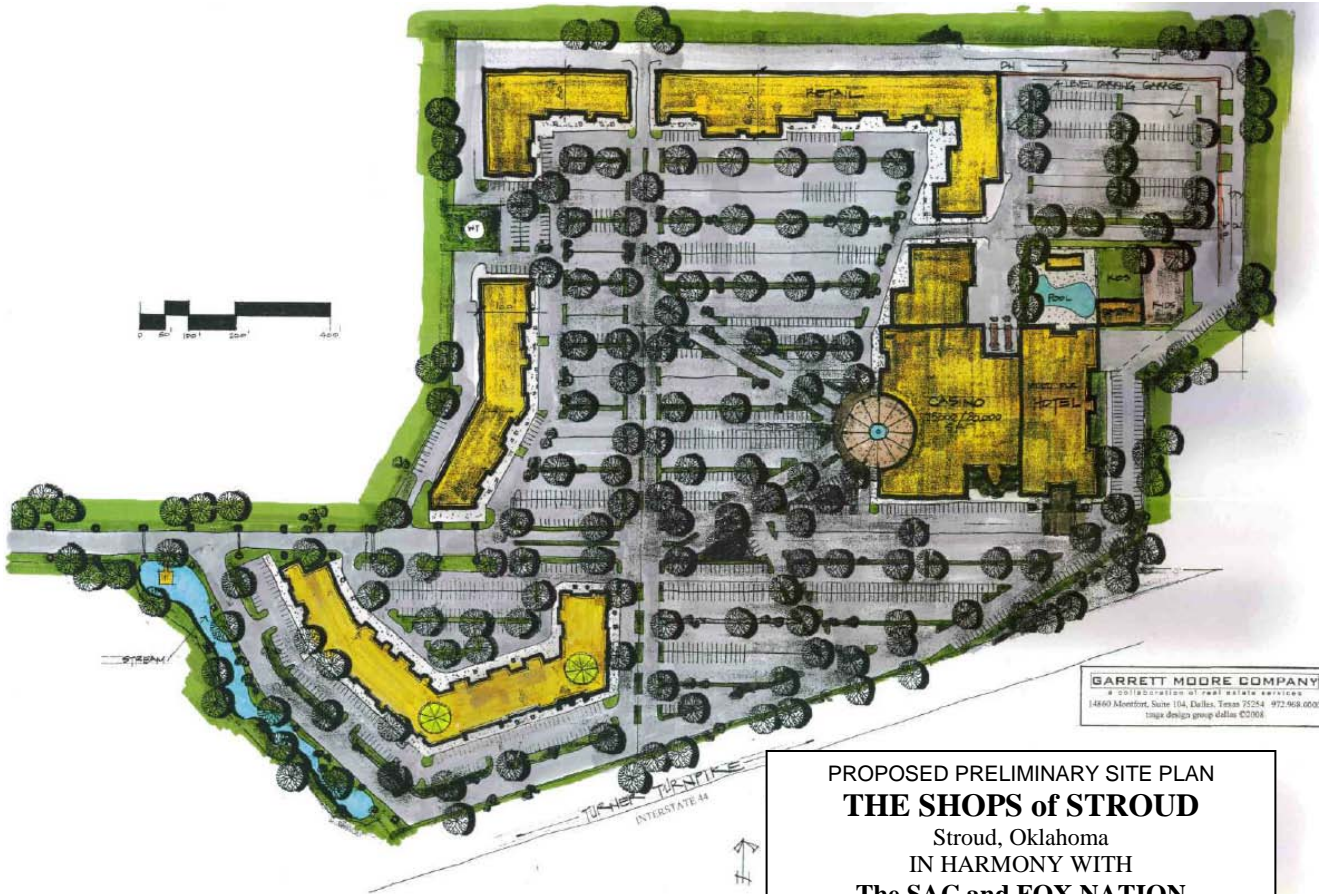
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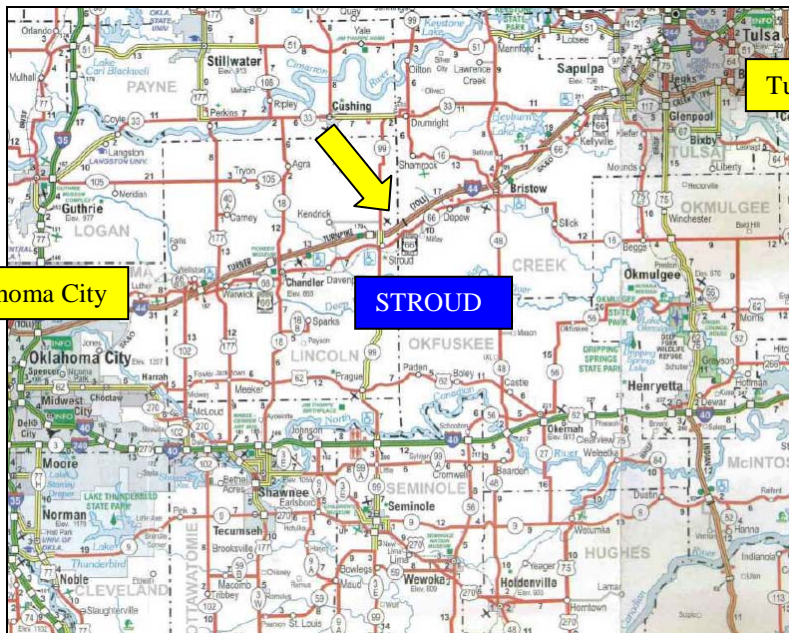
Member ICSC.....International Council of Shopping Centers

THE SHOPS of STROUD *Outlet-Retail Center*

Stroud, Oklahoma....centrally located between Oklahoma City and Tulsa



PROPOSED PRELIMINARY SITE PLAN
THE SHOPS of STROUD
 Stroud, Oklahoma
 IN HARMONY WITH
The SAC and FOX NATION
The CITY of STROUD, OK



For more information,
 please call nationwide at
1-800-968-9623
 or your broker

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