

ORION REALTY ADVISORS L.L.C.
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DOWNTOWN SAND SPRINGS



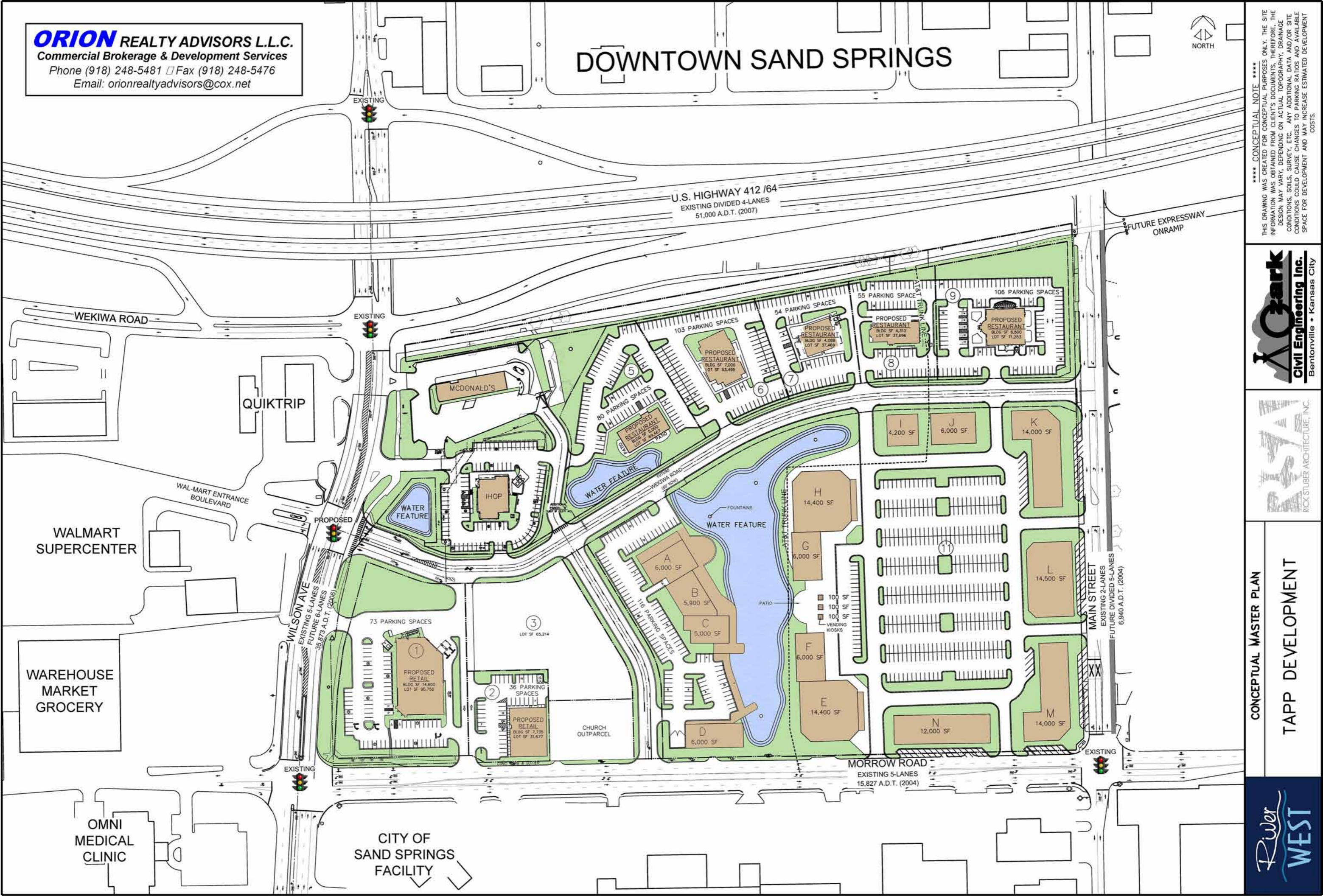
***** CONCEPTUAL NOTE *****
 THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. THEREFORE, THE DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD CAUSE CHANGES TO PARKING RATIOS AND AVAILABLE SPACE FOR DEVELOPMENT AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

A Clark
 Civil Engineering Inc.
 Bentonville • Kansas City

RS&A
 RICK STUBER ARCHITECTURE, INC.

CONCEPTUAL MASTER PLAN
 TAPP DEVELOPMENT

River WEST



U.S. HIGHWAY 412 / 64
 EXISTING DIVIDED 4-LANES
 51,000 A.D.T. (2007)

FUTURE EXPRESSWAY
 ONRAMP

WEKIWA ROAD

QUIKTRIP

WAL-MART ENTRANCE
 BOULEVARD

WALMART
 SUPERCENTER

WAREHOUSE
 MARKET
 GROCERY

OMNI
 MEDICAL
 CLINIC

CITY OF
 SAND SPRINGS
 FACILITY

WILSON AVE
 EXISTING 5-LANES
 FUTURE 6-LANES
 35,873 A.D.T. (2006)

MORROW ROAD
 EXISTING 5-LANES
 15,827 A.D.T. (2004)

MAIN STREET
 EXISTING 2-LANES
 FUTURE DIVIDED 5-LANES
 6,940 A.D.T. (2004)

MCDONALD'S

IHOP

CHURCH
 OUTPARCEL

WATER FEATURE
 FOUNTAINS
 WATER FEATURE
 PATIO

100 SF
 100 SF
 100 SF
 VENDING
 KIOSKS

73 PARKING SPACES

36 PARKING SPACES

15 PARKING SPACES

80 PARKING SPACES

103 PARKING SPACES

54 PARKING SPACES

55 PARKING SPACES

106 PARKING SPACES

4,200 SF

6,000 SF

14,000 SF

14,400 SF

6,000 SF

14,500 SF

14,000 SF

6,000 SF

14,400 SF

12,000 SF

14,000 SF

6,000 SF

5,900 SF

5,000 SF

6,000 SF

6,000 SF

5,900 SF

5,000 SF

6,000 SF

6,000 SF

5,900 SF

5,000 SF

6,000 SF

6,000 SF

5,900 SF

5,000 SF

6,000 SF

PROPOSED RETAIL
 BLDG SF 14,800
 LOT SF 95,750

PROPOSED RETAIL
 BLDG SF 7,735
 LOT SF 31,472

PROPOSED RESTAURANT
 BLDG SF 5,000
 LOT SF 89,467

PROPOSED RESTAURANT
 BLDG SF 7,000
 LOT SF 53,490

PROPOSED RESTAURANT
 BLDG SF 4,310
 LOT SF 37,469

PROPOSED RESTAURANT
 BLDG SF 4,310
 LOT SF 37,469

PROPOSED RESTAURANT
 BLDG SF 6,000
 LOT SF 71,263

PROPOSED RESTAURANT
 BLDG SF 6,000
 LOT SF 71,263