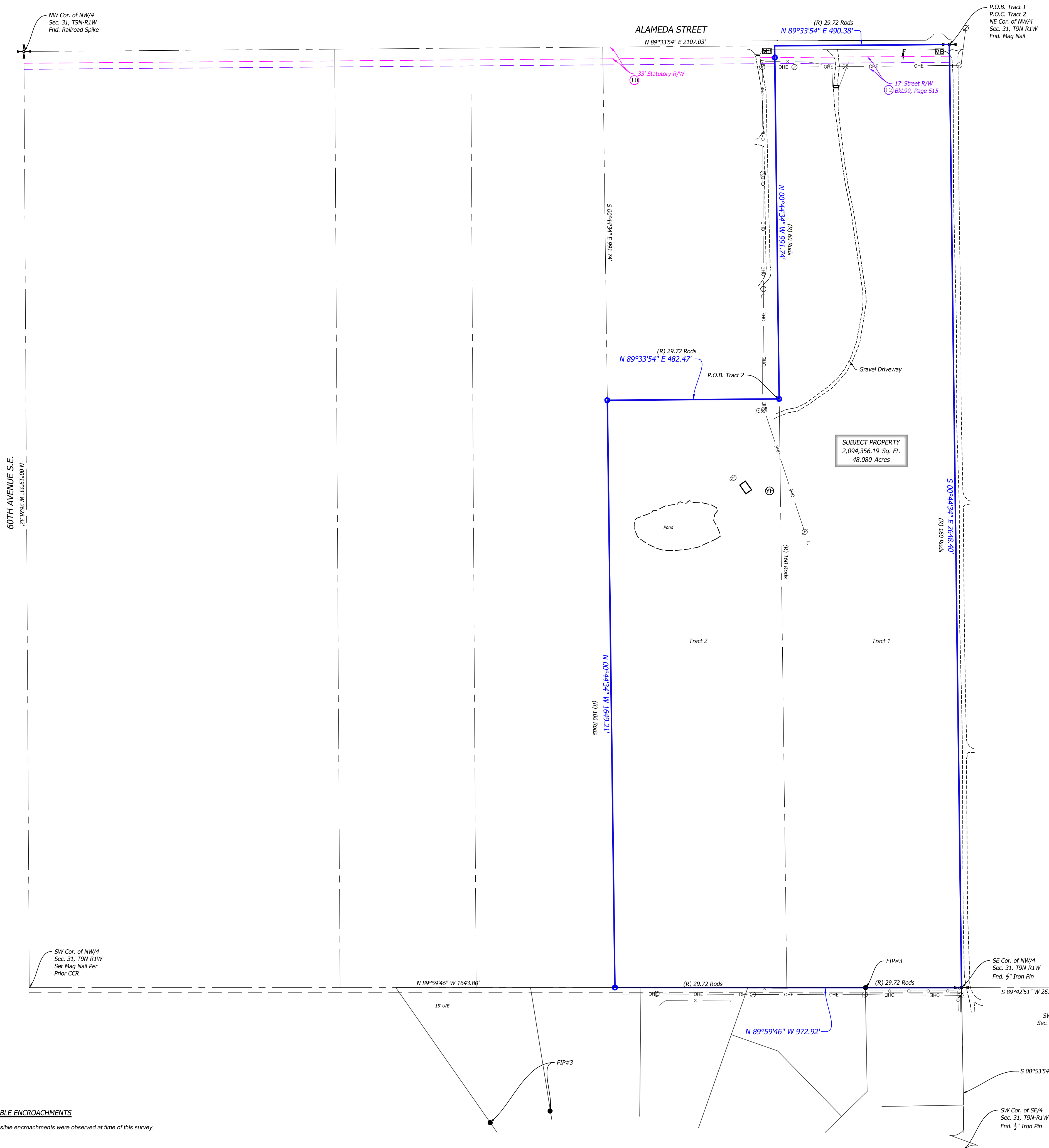
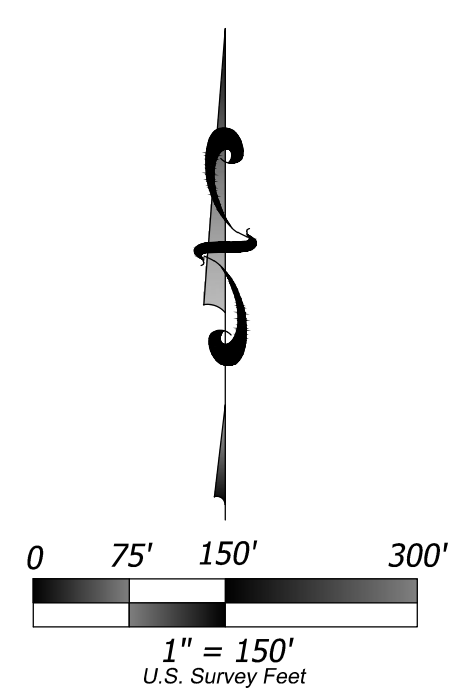
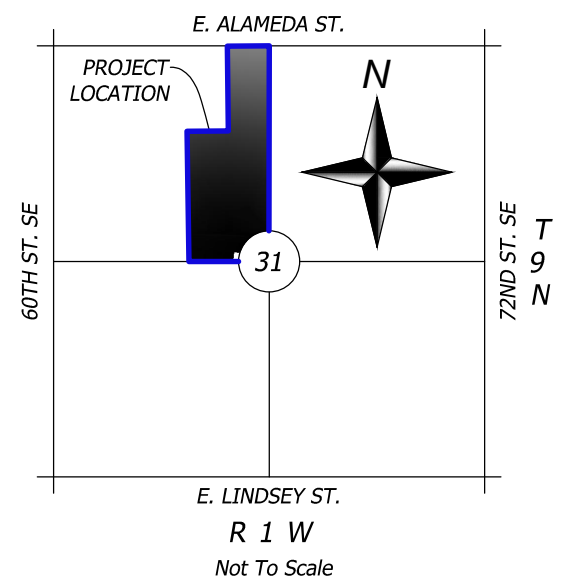


BOUNDARY EXHIBIT OF SEC. 31, T9N-R1W



LEGAL DESCRIPTION

A part of Lots One (1) and Two (2) and the East Half (E/2) of the Northwest Quarter (NW/4), otherwise described as the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Nine (9) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, further described as follows: Beginning at the Northeast Corner of said Quarter Section and running Thence West a distance of 29.72 rods; Thence South 160 rods; Thence East 29.72 rods; Thence North 160 rods to the place of beginning.

AND

A part of Lots One (1) and Two (2) and the East Half (E/2) of the Northwest Quarter (NW/4), otherwise described as the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Nine (9) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, further described as follows: Beginning at a point 29.72 rods West and 60 rods South of the Northeast Corner of said Quarter Section, and running Thence South a distance of 100 rods; Thence West 29.72 rods; Thence North 100 rods; Thence East 29.72 rods to the place of beginning.

Containing 2,094,356.19 Sq. Ft. or 48.080 Acres, more or less.

The property described herein is located completely within the property described in First American Title Insurance Company's Commitment No. 2876466-OK26 dated June 13, 2024.

SCHEDULE B-II EXCEPTIONS

- 1) Statutory right-of-way along all section lines. **Affects as shown.**
- 2) Rules and Regulations for the Central Oklahoma Master Conservancy District recorded in Book 1897, Page 303, Book 1899, Page 29 and Book 5873, Page 1469. **Affects, blanket in nature.**
- 3) Right-of-Way in favor of State of Oklahoma, recorded in Book 99, Page 515, subject to assignments and partial releases of record. **Affects as shown.**

GENERAL NOTES

- 1: Pursuant to Table A Item 3, Said described property, in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 40027C0305 H, dated 09/26/2008.
- 2: The Property has direct access to S. Alameda Street, being a dedicated public street.
- 3: Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- 4: Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- 5: Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 6: There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 7: A assumed bearing of North 89° 33' 54" East as the North line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- 8: All unit of measurements are US Survey feet (Grid).

ALTA/NSPS LAND TITLE SURVEY

To:
First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 8, 9, 11, and 16 of Table A thereof. The field work was completed on July 16, 2024.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By
GOLDEN
LAND SURVEYING

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Telephone: (405) 849-6010 Email: troy@goldenls.com

August 14, 2024

Sheet 1 Of 1

UTILITY NOTE
Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



LEGEND			
	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MASKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		MAIL BOX
	ELEC. TRANSFORMER		SIGN
	ELEC. MANHOLE		FLAG POLE
	ELEC. PEDESTAL		FIRE HYDRANT
	ELEC. PULL BOX		WATER MANHOLE
	SPOT LIGHT		WATER VALVE
	SANITARY SEWER MANHOLE		WATER METER
	SANITARY SEWER CLEANOUT		DOWN SPOUT
	STORM SEWER MANHOLE		AIR CONDITIONER
	TELEPHONE RISER		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL PULL BOX
	TELEPHONE MARKER		PEDESTRIAN CROSSING SIGNAL
	TELEPHONE PULL BOX		GREASE TRAP
	FIBER OPTIC MARKER		KEY PAD
	FIBER OPTIC PULL BOX		COLUMN
	CABLE TV PEDESTAL		SECTION CORNER
	CABLE MARKER		QUARTER CORNER
	CABLE TV PULL BOX		SET IRON PIN W/ CAP
	IRRIGATION CONTROL VALVE		SET MAG NAIL W/ WASHER
	SPRINKLER HEAD		FOUND MONUMENT
	ROLLARD		RIGHT OF WAY MARKER
	FIRE DEPARTMENT CONNECT		YARD HYDRANT/SPRICKET
	PROPANE TANK		BENCHMARK
	WATER LINE		SATELLITE DISH
	GAS LINE		CHAIN LINK FENCE
	SANITARY SEWER LINE		WOOD PANEL FENCE
	TELEPHONE LINE		MASONRY FENCE
	ELECTRIC LINE		IRON FENCE
	OVERHEAD POWERLINE		FIBER OPTIC LINE
	BARBED WIRE FENCE		PROPERTY LINE
	1/2" IRON PIN		LOT LINE
	1/4" IRON PIN		EASEMENT LINE
	1/8" IRON PIN		SECTION LINE
	1/4" IRON PIN		UTILITY EASEMENT

POSSIBLE ENCROACHMENTS
No visible encroachments were observed at time of this survey.