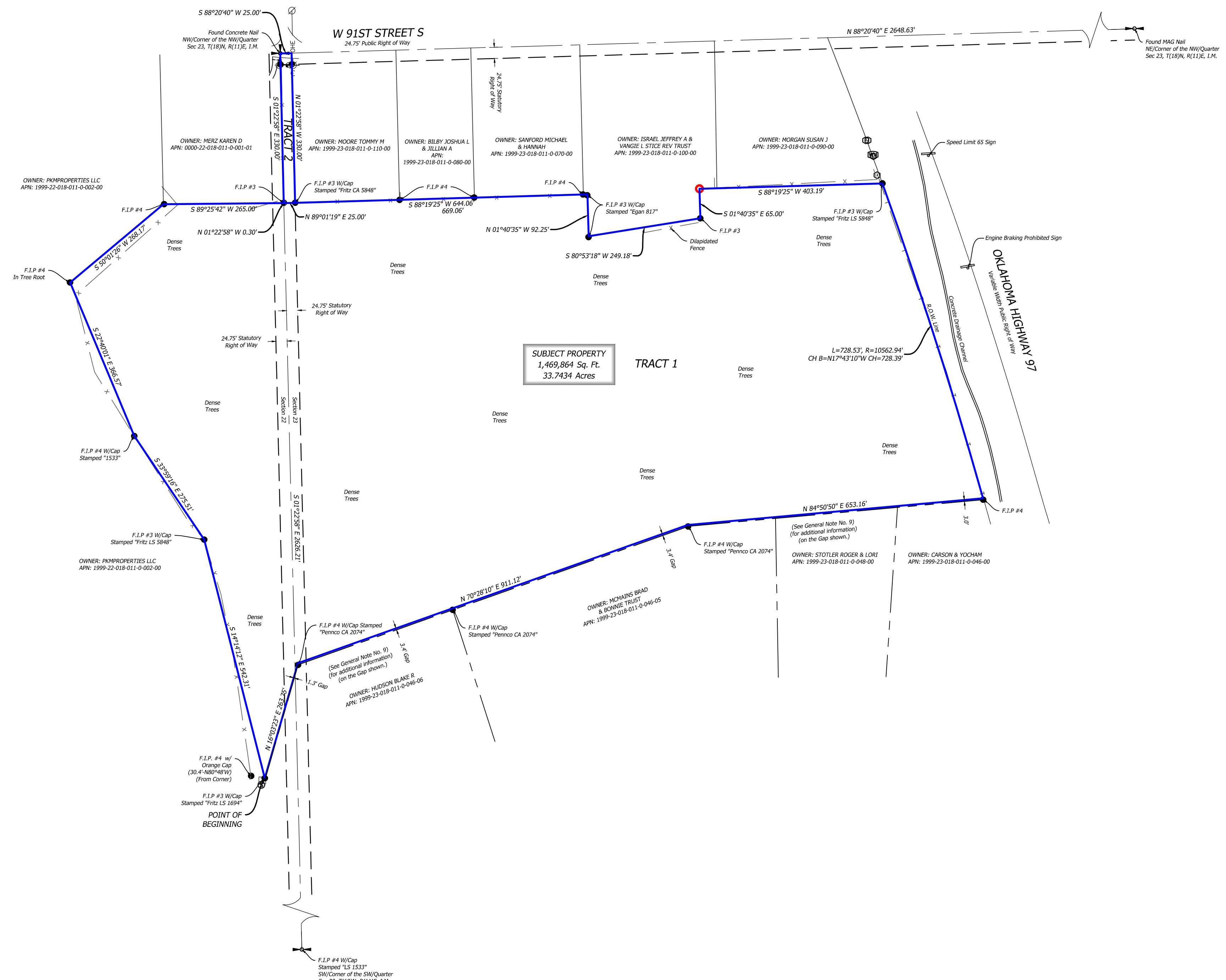
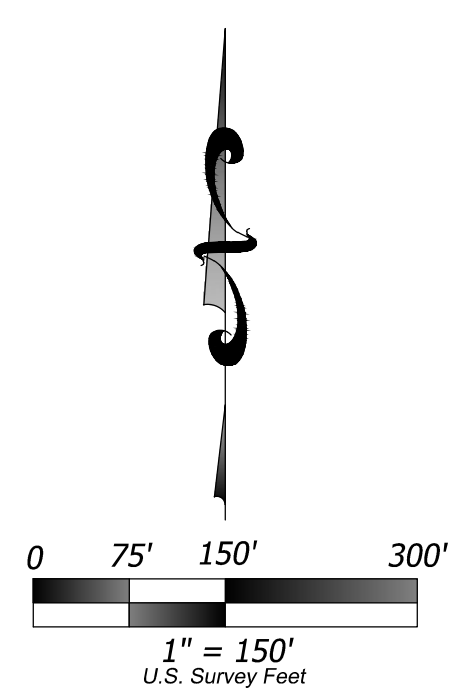
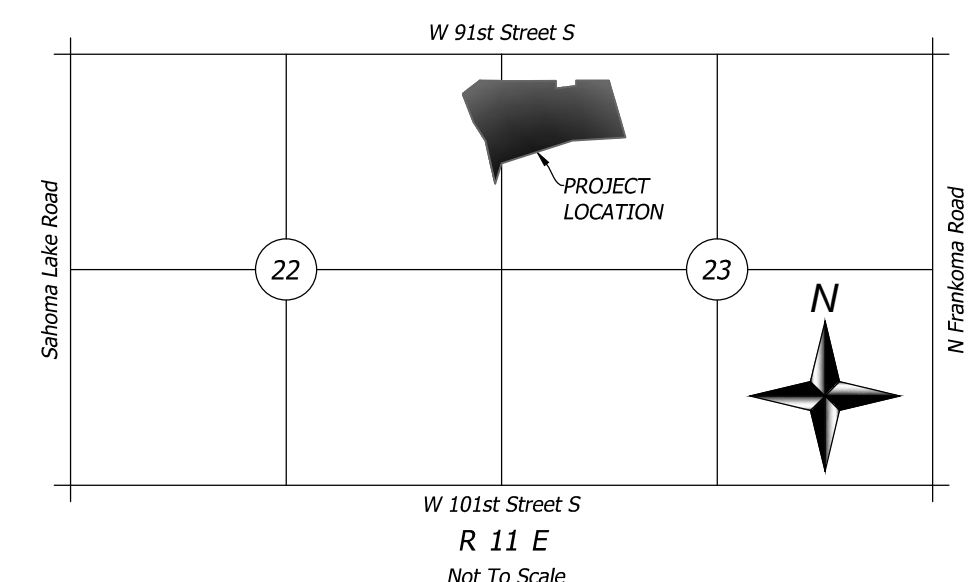


ALTA/NSPS LAND TITLE SURVEY OF 9200 HIGHWAY 97



LEGAL DESCRIPTION

Tract 1
A part of the northeast quarter of Section 22, Township 18 North, Range 11 East of the Indian Base and Meridian, and a part of the northwest quarter of Section 23, Township 18 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

Beginning at the northwest corner of Lot 4, Block 16, CASTLE CREEK ESTATES PHASE I, a Subdivision in the City of Sapulpa, Creek County, State of Oklahoma;

Thence North 16° 03' 23" East a distance of 263.75 feet;

Thence North 70° 28' 10" East a distance of 911.12 feet;

Thence North 94° 50' 50" East a distance of 653.16 feet to a point on the Westerly right of way line of State Highway 97;

Thence northwesterly along said right of way line on a curve to the left (tangent bears North 15° 44' 34" West), said curve having a central angle of 3° 57' 14" and a radius of 10562.94 feet, for an arc distance of 728.53 feet;

Thence South 88° 19' 25" West a distance of 403.19 feet;

Thence South 01° 40' 35" East a distance of 65.00 feet;

Thence South 80° 53' 18" West a distance of 249.18 feet;

Thence North 01° 40' 35" West a distance of 92.25 feet;

Thence South 88° 19' 25" West a distance of 669.06 feet;

Thence North 01° 22' 58" West a distance of 0.30 feet;

Thence South 89° 25' 42" West a distance of 265.00 feet;

Thence South 50° 01' 26" East a distance of 268.17 feet;

Thence South 22° 40' 01" East a distance of 366.57 feet;

Thence South 33° 59' 16" East a distance of 275.51 feet;

Thence South 14° 14' 12" East a distance of 542.31 feet to the Point of Beginning.

Tract 2

The west 25 feet of the north 330 feet of the northwest quarter of Section 23, Township 18 North, Range 11 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

Containing 1,469,864 Sq. Ft. or 33.7434 Acres, more or less.

The property described hereon is located completely within the property described in Old Republic National Title Insurance Company's Commitment No. 2211-0028-68 dated November 29, 2022.

SCHEDULE B-II EXCEPTIONS

1. Section line road easement created under the Act of June 30, 1902, 32 Stat. 500 (Creek Indian Treaty) and any rights therein granted to others by the Board of County Commissioners of the county in which the Land is located or by the city in which the Land is located. Resolution of the Board of Commissioners of Creek County, Oklahoma Declaring Reserved Section Line Right-of-Way Held in Trust Under Reserved Status, and Closed for Public Use as County Road recorded in Book 373, page 2153. **Not shown, blank in nature.**
2. Unrecorded right of way(s) dated July 7, 1989, executed by Charles Teel assigned to Associated Natural Gas, Inc. by Assignment and Bill of Sale recorded in Book 257, page 741, released by Release of Right of Way recorded in Book 447, page 57, thereafter purportedly assigned to Scorsor Tail Field Services, LLC by Assignment and Assumption Agreement recorded in Book 306, page 1935. **Not shown, blank in nature.**
3. Warranty Deed in favor of the State of Oklahoma, acting by and through the Department of Highways of the State of Oklahoma recorded in Book 2, page 969. **Not shown, does not affect; Document defines the Highway ROW that abuts the subject property.**

GENERAL NOTES

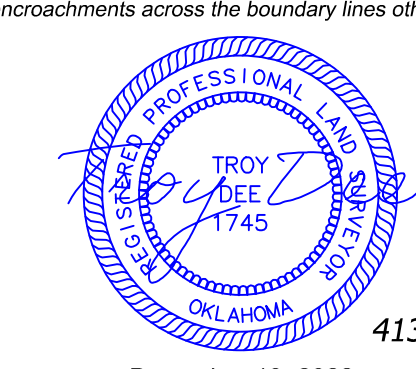
1. Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 40037C0150D, dated 5/18/2009.
2. The Property has direct access to W 91st Street South and Oklahoma Highway 97, both 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 South 88° 20' 40" West 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 (Ground).
9. Per a survey map entitled "Plat of Survey", FLS# 16407, prepared by Fritz Land Surveying, LLC, Andy Fritz, PLS and dated February 22, 2017, there is a gap of 0.34' +/- between the 2 separately described tracts. It is the opinion that this is a result of the legal descriptions having different points of origin and also as a result of the convergence of multiple surveys by different surveyors over many years. There is no reason or physical evidence to believe this 0.34' strip of ground belongs to anyone except the intended parties.

ALTA/NSPS LAND TITLE SURVEY

To:
American Eagle Title Group, L.L.C.; Tulsa L. Dev., LLC, an Oklahoma limited liability company; Ruben Perez; and Old Republic National 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 12/05/2022.

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.



**GOLDEN
LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024
Telephone: (405) 802-7883 Email: troy@goldens.com

December 19, 2022

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 compromise 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. Shown located utilities were marked in reference to Call #111 #22112109291844 & #22112109291647.

811 *Know what's below. Call 811 before you dig.*

LEGEND			
	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		OIL PIPELINE MARKER
	ELECTRIC METER		MAIL BOX
	ELECTRIC BOX		SIGN
	ELEC. TRANSFORMER		FLAG POLE
	ELEC. MANHOLE		FIRE HYDRANT
	ELEC. PEDESTAL		WATER MANHOLE
	ELEC. PULL BOX		WATER VALVE
	SPOT LIGHT		WATER METER
	SANITARY SEWER MANHOLE		DOWN SPOUT
	SANITARY SEWER CLEANOUT		AIR CONDITIONER
	STORM SEWER MANHOLE		TRAFFIC SIGNAL
	TELEPHONE RISER		TRAFFIC SIGNAL BOX
	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		HOOD PANEL FENCE
	TELEPHONE LINE		MASONRY FENCE
	ELECTRIC LINE		IRON FENCE
	OVERHEAD POWERLINE		FIBER OPTIC LINE
	BARBED WIRE FENCE		PROPERTY LINE
	I.P. IRON PIN		LOT LINE
	C.O.P. CORRUGATED METAL PIPE		EASEMENT LINE
	R.C.P. REINFORCED CONCRETE PIPE		SECTION LINE
	U.E. UTILITY EASEMENT		WELLHEAD

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