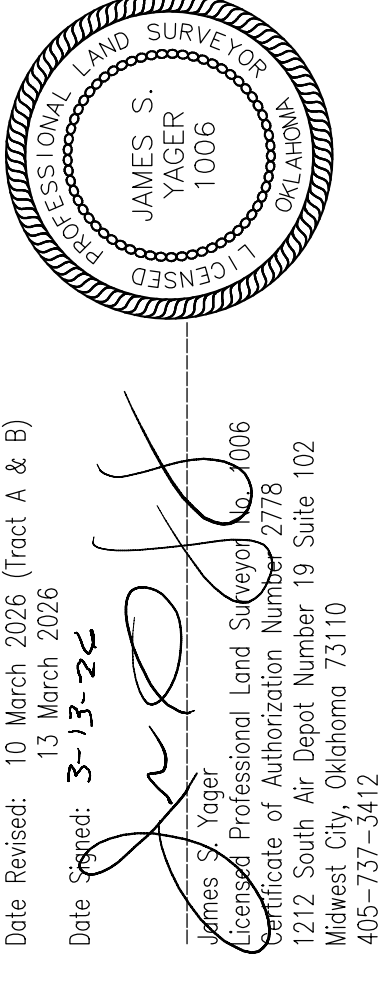


ALTA SURVEY  
A part of the Northwest Quarter of Section 32, T. 12 N., R. 3 W., I.M.,  
Oklahoma City, Oklahoma County, Oklahoma

**Surveyor's Certificate**  
To: American Eagle Title Insurance Company  
Oklahoma Prime Title & Escrow, LLC  
Lawood Development, LLC  
Sooner State Bank

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 Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 19 (Originally depicted in red on the subject tract in the original plat) as they apply to the survey. The survey was completed on 4 February 2026.

Date of Plat or Map: 8 February 2026  
Date Revised: 10 March 2026 (Tract A & B)  
Date Corrected: 13 March 2026



James S. Yager  
Professional Land Surveyor No. 1009  
Certificate of Authorization Number 2778  
1212 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3412

**Legal Description**

A part of the Northwest Quarter of Section 32, T. 12 N., R. 3 W., I.M., Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING 25.00 feet West of the East Line of the Northwest Quarter of said Section 32 and on the South Right of Way Line of N.W. 6th Street, thence S.00°10'50"W., 25 feet West of and parallel to the East Line of the Northwest Quarter of said Section 32 and along the base of the same to the POINT OF BEGINNING established by James S. Yager, Professional Land Surveyor, on 12 February 2026, thence S.89°44'10"E., 100.00 feet to the POINT OF BEGINNING, thence S.00°10'50"W. and parallel with the East Line of the Northwest Quarter of said Section 32, a distance of 157.90 feet to the North Right of Way Line of the C.R.L. & P. Railroad; thence N.72°53'43"W., along the North Right of Way Line of the C.R.L. & P. Railroad, a distance of 104.53 feet; thence N.00°10'50"E. and parallel with the East Line of the Northwest Quarter of said Section 32, a distance of 127.62 feet; thence S.89°44'10"E. and parallel with the South Right of Way Line of N.W. 6th Street, a distance of 100.00 feet to the point or place of beginning.

**Land Area**  
14,276.403 Square Feet or 0.328 Acres, more or less.

**Zoning Information**  
Pursuant to Item 6 (a) (b), the surveyor was not provided with a current Zoning Report.

**Flood Zone Information**  
By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109020281U, with an effective date of March 27, 2024, which is the current map for this area.

**Schedule B, Part II - Exceptions**

American Eagle Title Insurance Company Commitment No. 202600015-1, having an effective date of January 7, 2026, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

Items 1 through 8 are not survey related items and are not shown.

9. All matters shown on Plat and Plat Map recorded in book 13, page 93, (entry 9) DOES NOT AFFECT THE DESCRIBED TRACT.  
10. Street and Sewer purposes as set forth in Warranty Deed in favor of the Public recorded in Book 379, page 367, (76) AFFECTS AS SHOWN.

11. Notice of Supplemental Final Order A&T recorded in Book 10993, page 1796, (168) AFFECTS AS SHOWN.

**General Notes**

The basis for the bearings shown on the above amended ALTA Survey, are based upon the East Line of the Northwest Quarter of Section 32, T. 12 N., R. 3 W., I.M., Oklahoma County, Oklahoma, being a N.00°10'50"E. bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.

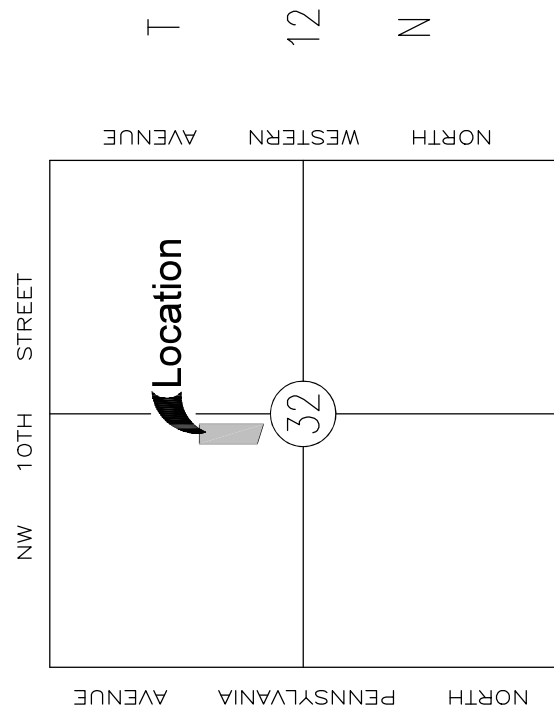
At the time of survey, there was no observable evidence of recent street or sidewalk construction.

The described tract has direct access to Blockwelder Avenue, a publicly dedicated street.

**Utility Notes**

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-One Before You Dig 405-840-5032.

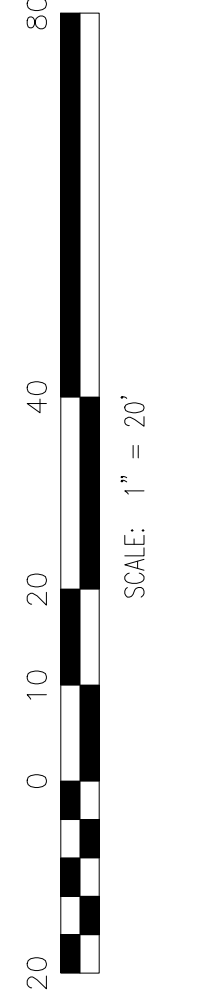


ADJOINING OWNERS:  
Illini2 Properties LLC  
4301 Hayden Ln  
Oklahoma City, OK  
Acct. No.: R133547050

N. 00°10'50" E. 300.17'

**Legend**

- - Iron Pin
- ⊗ - Sanitary Sewer Manhole
- ⊕ - Power Pole
- ⊞ - Dabson Fiber Optic Vault
- ⊟ - Fiber Optic Cable Sign
- - Bollard
- - Overhead Electric & Telephone
- ⊖ - Gas Meter
- ⊗ - Water Meter
- ⊞ - Storm Sewer Manhole
- ⊟ - Fire Hydrant
- ➔ - Traffic Direction Arrow
- ⊖ - Water Valve
- ⊞ - Storm Drain Inlets
- ⊗ - Guy Anchor
- ⊟ - Sanitary Sewer Cleanout
- - Overhead Electric
- - Fence Line



Survey and Plat by:  
**James S. Yager**  
Professional Land Surveyor No. 1009  
Certificate of Authorization Number 2778  
Midwest City, Oklahoma 73110 • Telephone: 405-737-3412 • Fax: 405-737-4719  
File Name: C:\SURVEYS\1704 NW 6TH\ SOUTH TRACT.DWG  
Date of Survey: 4 February 2026  
Date of Revision: 3-10-2026 Tract A & B