

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

LEGAL DESCRIPTION SUPPLEMENT

This supplement, which is attached to and is part of the Oklahoma Uniform Contract of Sale of Real Estate between

Omega Investments, LLC ("Seller") and

("Buyer")


relating to the following described real estate located in Oklahoma County, Oklahoma, at:

(Legal Description or Property Address) UNPLTD PT SEC 17 11N 2W 000 000 PT NW4 SEC 17 11N 2W BEG 846.45FT E & 231.98FT S NW/C NW4 TH S100FT

3009 S. Epperly Dr. A Del City OK 73115-3411

A Part of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Eleven (11) North, Range Two (2) West, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:
Commencing at the Northwest Corner of said Northwest Quarter, thence due East, on the North line of said Northwest Quarter a distance of 846.45 feet; thence S 00°17'18" E on the West line of Lot 1, Block 3 of the unrecorded plat of Holiday Acres Addition extended North, a distance 231.98 feet to the point or place of beginning; thence continuing S 00°17'18" E along the West line of said Lot 1, a distance 100.0 feet to the Southwest corner of said Lot 1, thence S 89°59'34" E along the South line of said Lot 1, a distance 170.66 feet to the Southeast corner of said Lot 1; thence N 00°16'22" W along the East line of said Lot 1 a distance of 100.0 feet, thence N 89°59'34" W and parallel to the South line of said Lot 1 a distance of 170.69 feet to the point of place of beginning.

All the other terms and conditions of the Uniform Contract of Sale of Real Estate shall remain the same.

Buyer's Signature	Date	 Nathan P. Cao, President	11/06/2025
		Seller's Signature Nathan P. Cao, President	Date

Buyer's Signature	Date	Seller's Signature	Date
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ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

It is hereby confirmed that prior to entering into Contract, the following items (as applicable) have been disclosed and/or delivered:

Buyer acknowledges and confirms that the Broker providing brokerage services to the Buyer has described and disclosed their duties and responsibilities to the Buyer prior to the Buyer signing this Contract.

- ☐ (Applicable for in-house transactions only) Buyer acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Buyer acknowledges receipt of Residential Property Condition Disclosure or Disclaimer Form (as applicable to residential real property improved with not less than one nor more than two dwelling units) pursuant to Title 60 O.S., Section 831-839:

- ☐ Buyer has received a Residential Property Condition Disclosure Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☐ Buyer has received a Residential Property Condition Disclaimer Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☐ This transaction is exempt from disclosure requirements pursuant to Title 60, O.S., Section 838.
- ☒ Disclosure not required under the Residential Property Condition Disclosure Act.

Buyer acknowledges receipt of Lead-Based Paint/Hazards Disclosures with Appropriate Acknowledgment (if property constructed before 1978)

- ☐ Buyer has signed the "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form, which has been signed and dated by Seller and applicable Licensee(s), and has also received a copy of the Lead-Based Paint Pamphlet titled "Protect Your Family From Lead in Your Home."
- ☐ Property was constructed in 1978 or thereafter and is exempt from this disclosure.
- ☒ The subject of this transaction is not a residential dwelling and does not require a disclosure on Lead-Based Paint/Hazards.

Buyer acknowledges and confirms the above and further, Buyer acknowledges receipt of Estimate of Costs associated with this transaction and acknowledges that a Contract Guide has been made available to the Buyer in print, or at www.orec.ok.gov.

Buyer/Tenant Name (Printed): _____ Buyer/Tenant Name (Printed): _____

Buyer/Tenant Signature: _____ Buyer/Tenant Signature: _____

Dated: _____ Dated: _____

Seller acknowledges and confirms that the Broker providing brokerage services to the Seller has described and disclosed their duties and responsibilities to the Seller prior to the Seller signing this Contract.

- ☐ (Applicable for in-house transactions only) Seller acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Seller further acknowledges receipt of Estimate of Costs associated with this transaction and that a Contract Guide has been made available to the Seller in print, or at www.orec.ok.gov.

Seller/Landlord Name (Printed): Omega Investments, LLC Seller/Landlord Name (Printed): _____

Seller/Landlord Signature: Nathan P. Cao, President Seller/Landlord Signature: _____

Dated: 11/06/2025 Dated: _____