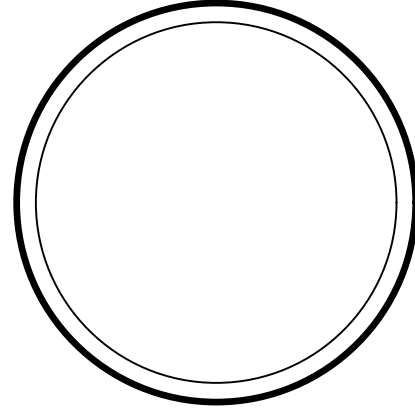


**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 E. Kenosha Street  
Broken Arrow, Oklahoma 74012  
Phone: (405) 265-0641  
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA5115 EXC. 093022



**CENTURY INVESTMENTS**  
2300 E KENOSHA STREET  
BROKEN ARROW, OK  
**EXHIBIT**

| NO. | REVISIONS | DESCRIPTION | DATE |
|-----|-----------|-------------|------|
|     |           |             |      |
|     |           |             |      |
|     |           |             |      |
|     |           |             |      |

Proj. No.: 20-104  
Date: 02/09/2021  
Scale: (Horizontal) 1"=50'  
(Vertical) N/A  
Drawn By: JMS  
Checked By: JMS  
Approved By: MGS

SHEET NUMBER  
**EXH**

Lot 1 – Proposed Tract 1  
Wal-Mart Center Addition  
An Addition to the City of Broken Arrow, Oklahoma  
A part of the South Half of Section 1, Township 18 North, Range 14 East

A Portion of Lot 1, Block 1 of Wal-Mart Center addition recorded as Plat No. 4613 in the County Clerk's Office of Tulsa County, Oklahoma being more particularly described as follows:

Commencing at the Southwest Corner of said Lot 1, Block 1, Thence North  $88^{\circ}46'49''$  East along the South Lot Line of Lot 1 a distance of 66.01 feet to the Point or Place of Beginning; Thence North  $01^{\circ}19'06''$  West a distance of 145.32 feet; Thence North  $88^{\circ}49'30''$  East a distance of 136.55 feet; Thence South  $01^{\circ}13'11''$  East a distance of 145.21 feet to a point on the South Line of Lot 1, Block 1 Wal-Mart Center Addition; Thence South  $88^{\circ}46'49''$  West along the South Line of Lot 1, Block 1 a distance of 136.30 feet to the Point or Place of Beginning. Said tract contains 19,815.95 square feet or 0.4549 Acres more or less

Basis of Bearing:

The basis of bearing for said survey has been established by the South Line of SW/4, Section 1, T18N, R14E of I.M., being  $S.88^{\circ}49'30''W$ .

Legal prepared by:

Todd D. D'Amico, LPLS 1741  
FA Commercial Due Diligence Services Co.  
Certificate of Authorization Number 7392  
Expires: 6-30-2022  
Email: [tddamico@firstam.com](mailto:tddamico@firstam.com)

Lot 1 – Proposed Tract 2  
Wal-Mart Center Addition  
An Addition to the City of Broken Arrow, Oklahoma  
A part of the South Half of Section 1, Township 18 North, Range 14 East

A Portion of Lot 1, Block 1 of Wal-Mart Center addition recorded as Plat No. 4613 in the County Clerk's Office of Tulsa County, Oklahoma being more particularly described as follows:

Commencing at the Southwest Corner of said Lot 1, Block 1, Thence North  $88^{\circ}46'49''$  East along the South Lot Line of Lot 1 a distance of 202.30 feet to the Point or Place of Beginning; Thence North  $01^{\circ}13'11''$  West a distance of 145.21 feet; Thence North  $88^{\circ}49'30''$  East a distance of 136.53 feet; Thence South  $01^{\circ}13'11''$  East a distance of 145.10 feet to a point on the South Line of Lot 1, Block 1 Wal-Mart Center Addition; Thence South  $88^{\circ}46'49''$  West along the South Line of Lot 1, Block 1 a distance of 136.53 feet to the Point or Place of Beginning. Said tract contains 19,816.793 square feet or 0.4549 Acres more or less

Basis of Bearing:

The basis of bearing for said survey has been established by the South Line of SW/4, Section 1, T18N, R14E of I.M., being  $S.88^{\circ}49'30''W$ .

Legal prepared by:

Todd D. D'Amico, LPLS 1741  
FA Commercial Due Diligence Services Co.  
Certificate of Authorization Number 7392  
Expires: 6-30-2022  
Email: [tddamico@firstam.com](mailto:tddamico@firstam.com)

Lot 1 – Proposed Tract 3  
Wal-Mart Center Addition  
An Addition to the City of Broken Arrow, Oklahoma  
A part of the South Half of Section 1, Township 18 North, Range 14 East

A Portion of Lot 1, Block 1 of Wal-Mart Center addition recorded as Plat No. 4613 in the County Clerk's Office of Tulsa County, Oklahoma being more particularly described as follows:

Commencing at the Southwest Corner of said Lot 1, Block 1, Thence North  $88^{\circ}46'49''$  East along the South Lot Line of Lot 1 a distance of 338.84 feet to the Point or Place of Beginning; Thence North  $01^{\circ}13'11''$  West a distance of 145.10 feet; Thence North  $88^{\circ}49'30''$  East a distance of 136.50 feet; Thence South  $01^{\circ}19'16''$  East along the West Line of Lot 3, Block 1, a distance of 145.00 feet to a point on the South Line of Lot 1, Block 1 Wal-Mart Center Addition; Thence South  $88^{\circ}46'49''$  West along the South Line of Lot 1, Block 1 a distance of 136.75 feet to the Point or Place of Beginning. Said tract contains 19,817.134 square feet or 0.4549 Acres more or less

Basis of Bearing:

The basis of bearing for said survey has been established by the South Line of SW/4, Section 1, T18N, R14E of I.M., being  $S.88^{\circ}49'30''W$ .

Legal prepared by:

Todd D. D'Amico, LPLS 1741

FA Commercial Due Diligence Services Co.

Certificate of Authorization Number 7392

Expires: 6-30-2022

Email: [tddamico@firstam.com](mailto:tddamico@firstam.com)

Lot 1 Remainder

Wal-Mart Center Addition

An Addition to the City of Broken Arrow, Oklahoma

A part of the South Half of Section 1, Township 18 North, Range 14 East

A Portion of Lot 1, Block 1 of Wal-Mart Center addition recorded as Plat No. 4613 in the County Clerk's Office of Tulsa County, Oklahoma being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 1, Block 1, North  $88^{\circ}46'30''$  East along the North Line of said Lot 1 a distance of 795.57 feet; Thence South  $01^{\circ}19'16''$  East along the East Line of said Lot 1, also being the West right-of-way line of N. 23<sup>rd</sup> Street a distance of 450.56 feet; Thence South  $88^{\circ}46'49''$  West along the common Lot Line of Lot 1 and the Lot 3 of Block 1 a distance of 170.00 feet; Thence South  $88^{\circ}49'30''$  West a distance of 409.58 feet; Thence South  $01^{\circ}19'06''$  East a distance of 145.32 feet to a point on the South line of Lot 1, Block 1; Thence South  $88^{\circ}46'49''$  West along the South Line of Lot 1, also being the North right-of-way line of East 71<sup>st</sup> Street, a distance of 66.01 feet, said point also being the Southeast corner of Lot 2, Block 1; Thence North  $01^{\circ}19'06''$  West along the common Lot Line of Lot 1 and Lot 2 a distance of 225.00 feet to the Northeast corner of Lot 2; Thence South  $88^{\circ}46'49''$  West along the common Lot Line of Lot 1 and 2 a distance of 150.00 feet to the Northwest corner of Lot 2; Thence North  $01^{\circ}19'06''$  West along the West Line of Lot 1 a distance of 370.49 feet to the Point or Place of beginning. Containing 355,929.4432 square feet or 8.17 Acres more or less

Basis of Bearing:

The basis of bearing for said survey has been established by the South Line of SW/4, Section 1, T18N, R14E of I.M., being  $S.88^{\circ}49'30''W$ .

Legal prepared by:

Todd D. D'Amico, LPLS 1741

FA Commercial Due Diligence Services Co.

Certificate of Authorization Number 7392

Expires: 6-30-2022

Email: [tddamico@firstam.com](mailto:tddamico@firstam.com)