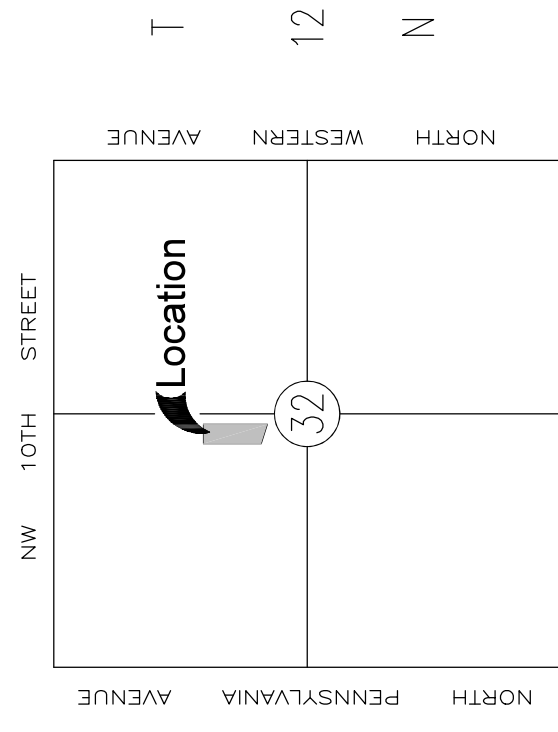
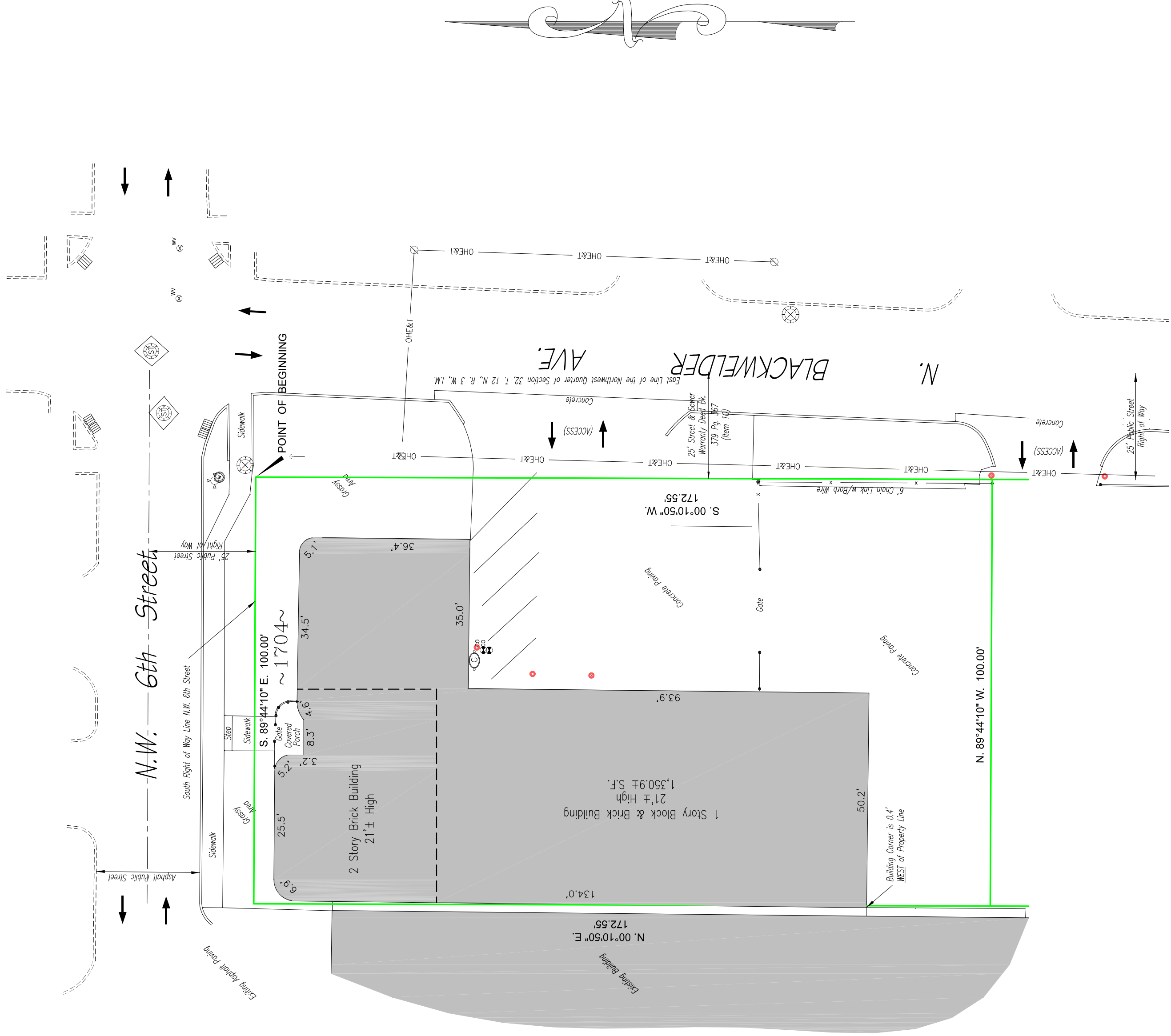


ALTA SURVEY
A part of the Northwest Quarter of Section 32, T. 12 N., R. 3 W., I.M.
Oklahoma City, Oklahoma County, Oklahoma



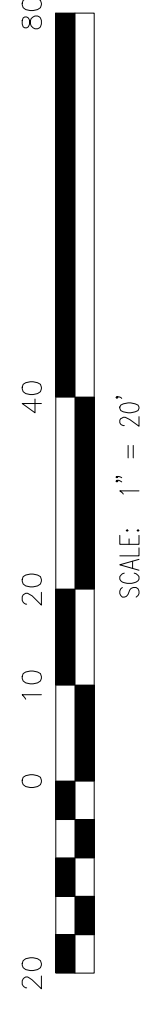
Location Map



ADJOINING OWNERS:
 Illin2 Properties LLC
 4301 Hayden Ln
 Oklahoma City, OK
 Acct. No.: R133547050

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
- ~1704~ - Address



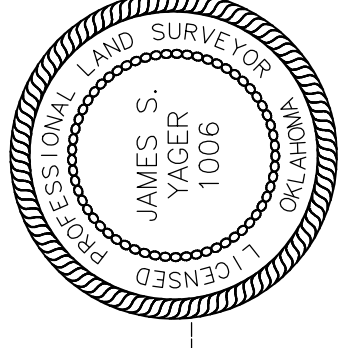
SCALE: 1" = 20'

Surveyor's Certificate

To: American Eagle Title Insurance Company
 Oklahoma 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19. (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in record Documents provided to the surveyor as part of the Schedule "A" of Table A thereof. The field work was completed on 4 February 2026.

Date of Plat or Map: 8 February 2026
 Date Revised: 9 March 2026 (Tract A & B)
 13 March 2026
 Date Signed: **JSY**



James S. Yager
 Licensed Professional Land Surveyor No. 1006
 Certificate of Authorization Number 2778
 1212 South Main Street, Dept. Number 19 Suite 102
 Oklahoma City, Oklahoma 73110
 405-737-3442

Legal Description

A part of the Northwest Quarter of Section 32, T. 12 N., R. 3 W., I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the East Line of the Northwest Quarter of said Section 32 and the West Line of said Section 32, a distance of 172.55 feet; thence S. 00°10'50"E. a distance of 172.55 feet to the East Line of the Northwest Quarter of said Section 32 and the basis for the bearings in the following description prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 172.55 feet; thence N. 89°44'10"W. and parallel with the South Right of Way Line of N.W. 6th Street, a distance of 100.00 feet; thence N. 00°10'50"E. and parallel with the East Line of the Northwest Quarter of said Section 32, a distance of 172.55 feet to the South Right of Way Line of N.W. 6th Street; thence S. 89°44'10"E. along 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
 17,254.709 Square Feet or 0.396 Acres, more or less.

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

Flood Zone Information
 By graphic depiction 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 401080208U, 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 AT&T recorded in Book 10993, page 1796. (168) DOES NOT AFFECT THE DESCRIBED TRACT.

General Notes

The basis for the bearings shown on the above annexed 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.

The 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 Blackwelder 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 are correct. The surveyor does not 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-Ole Before You Dig 405-840-5032.

Survey and Plat by:
James S. Yager
 Licensed Professional Land Surveyor
 Certificate of Authorization Number 2778
 1212 South Main Street • Number 19 Suite 102
 Midwest City, Oklahoma 73110 • Telephone: 405-737-3442 Fax: 405-737-4215
 File Name: C:\SURVEYS\1704 NW 6TH NORTH TRACT.DWG
 Date of Survey: 4 February 2026
 Date of Revision: 3-10-2026; 3-13-2026
 Page 1 of 1