



**SURVEYOR'S CERTIFICATE**

July 25, 1993  
 Updated: April 7, 1994  
 Updated: July 7, 1995  
 Updated: November 4, 1996  
 Updated: June 15, 1998

This survey is made for the benefit of:  
**FIRST SUBAMERICA LIFE INSURANCE COMPANY**  
 THROUGH INVESTMENTS, INC., an Oklahoma Corporation  
 LAWYERS TITLE INSURANCE CORPORATION  
 LAWYERS TITLE OF OKLAHOMA CITY, INC.

I, Gen W. Smith, a Registered Professional Land Surveyor, do hereby certify that the above said parties, as of the date set forth above that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:  
 A part of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:  
 COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);  
 THENCE North 00°00'00" East, along the West line of said Southwest Quarter (SW/4), a distance of 350.00 feet;  
 THENCE South 89°58'12" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 61.01 feet to a point on the East line of a Right-of-Way in favor of the State of Oklahoma as established by WARRANTY DEED recorded in Book 7161, Page 0180;  
 THENCE, along the lines of said Right-of-Way the following four (4) courses and distances:  
 (1) North 03°23'42" West a distance of 150.44 feet;  
 (2) North 00°00'00" East, parallel with the West line of the Southwest Quarter (SW/4), a distance of 200.00 feet;  
 (3) North 05°42'39" West a distance of 100.50 feet;  
 (4) North 90°00'00" West a distance of 43.00 feet to a point on the West line of said Southwest Quarter (SW/4);  
 THENCE North 00°00'00" East, along the West line of said Southwest Quarter (SW/4), a distance of 549.86 feet;  
 THENCE South 89°58'12" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 1,320.00 feet;  
 THENCE South 00°00'00" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 1,000.00 feet;  
 THENCE North 89°58'12" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 1,258.09 feet to the POINT OF BEGINNING.

Said tract containing 1,295,972 square feet or 29,7514 acres, more or less.

I further certify that:  
 1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described hereon is the same as the property described in the Warranty Deed recorded in Book 7161, Page 0180, dated June 4, 1996, and that all easements, covenants and restrictions referred to in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.  
 2. This map or plot and the survey on which it is based were made in accordance with the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and the Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1997 and meets the accuracy requirements of an Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the State of Oklahoma, and includes items 1-4, 7, 8, B-1, and 13-16 of Table A contained therein.  
 3. Said described property is located within an area having a Zone Designation "C" (Non-Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0140C, with a date of identification of November 3, 1982, for Community No. 603078, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.  
 4. All set-back, side yard and rear lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.  
 5. The Property has direct access to South High Avenue (aka I-35 Frontage Road), a dedicated public street or highway.  
 6. The number of striped parking spaces located on the property is 318, including 2 designated handicapped spaces.  
 7. Except as shown, all utilities serving subject property enter through adjoining public streets and/or easements of record.

**NOTES:**

- The bearing of North 00°00'00" West as shown hereon on the West line of the Southwest Quarter was used as the basis of bearing for this survey. 000°00'00" indicates a bearing of North 00°00'00" West for the same line.
- Property is subject to a statutory roadway right of way 33 feet (2 rods) in width created pursuant to Federal Statute Title 43 § 1025.
- RIGHT-OF-WAY AGREEMENT by and between W.B. Voss and Oklahoma Natural Gas Company, recorded in Book 3106, Page 667 affects subject property and is shown hereon.
- Right-of-Way set forth in ORDER OF THE BOARD OF THE COUNTY COMMISSIONERS recorded in Book 70, Page 180, and assigned to Cities Service Oil and Gas Corporation by ASSIGNMENT recorded in Book 5020, Page 896, affects subject property. The Right-of-Way defined therein lies within the 33 foot Statutory Right-of-Way.
- AGREEMENT FOR SEWER EASEMENT recorded in Book 3799, Page 157 benefits and burdens subject property. The conditions of said agreement grant easement rights to the property North of and adjacent to subject property for a sanitary sewer across subject property. The sanitary sewer lines crossing subject property which do not lie within recorded easements appear to be those provided for by said document.  
 It should be noted that the subject property is directly served by public sewer by virtue of the easement documents described in Notes 7 and below, and is therefore not dependent upon this document for its rights to public sewer.
- GRANT OF PRIVATE EASEMENT recorded in Book 3867, Page 76 for the purpose of ingress and egress burdens and benefits subject property and is shown hereon. It should be noted that "Road Closed" signs are posted North of subject property and South of subject property within said easement. Physical evidence indicates occasional use of said easement.
- EASEMENT in favor of the City of Oklahoma City, recorded in Book 4586, Page 1248, affects subject property and is shown hereon.
- EASEMENT in favor of Montgomery Ward Company recorded in Book 4125, Page 184, affects subject property and is shown hereon.
- UTILITY EASEMENT in favor of the State of Oklahoma recorded in Book 7161, Page 184, affects subject property and is shown hereon.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

60' PRIVATE EGRESS & EGRESS EASEMENT BK. 3867, PG. 76  
 20' UTIL. EASMT. C. OKC. BK. 4586, PG. 1248  
 30' DRIVEWAY EASEMENT BOOK 4125, PAGE 184

UPDATED: 6-15-98  
 UPDATED: 11-4-96

GRAPHIC SCALE  
 1 inch = 50 ft.

100 0 50 50 100

**SMITH-ROBERTS and ASSOCIATES, INC.**  
 2322 N.W. 50th Street, Suite 246  
 Oklahoma City, OK 73112  
 Telephone: (405) 842-7024  
 Fax: (405) 842-9116  
 e-mail: ar@smith-roberts.com  
 http://www.smith-roberts.com

ENGINEERS • SURVEYORS • PLANNERS

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 794 EXPIRES JUNE 30, 1999

**STAR MANUFACTURING**  
 8600 SOUTH I-35  
 OKLAHOMA CITY, OKLAHOMA COUNTY  
 OKLAHOMA

ALTA / ACSM LAND TITLE SURVEY

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Field Book: \_\_\_\_\_  
 Party Book: \_\_\_\_\_  
 Processed By: C. WILLIAM  
 Drawn By: T. HUYER  
 Date: 6/15/98  
 Scale: 1"=50'  
 SR No: 45A  
 Proj: 103,546  
 SC No: 33,228