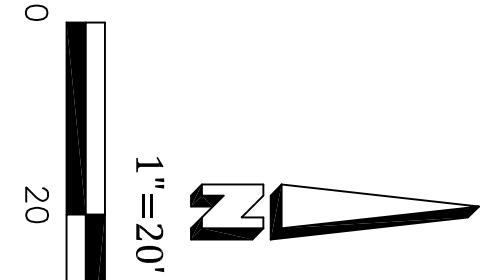
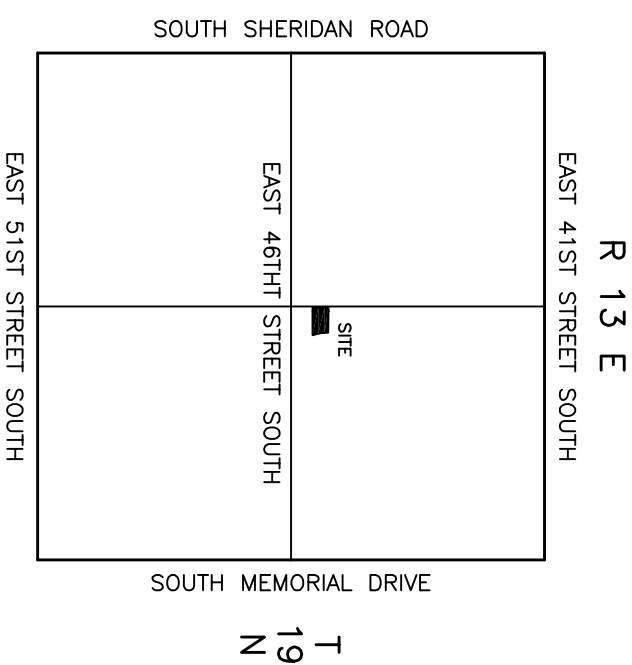


INSTRUMENT NOTES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S FIDELITY NATIONAL TITLE INSURANCE POLICY NO. 111458AS23, DATED 06/05/2023. THE ITEMS FROM SCHEDULE B ARE ADDRESSED AS FOLLOWS:

9. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND SETBACK LINES CONTAINED IN THE DEED OF DEDICATION OF KATY FREEMAN INDUSTRIAL PARK ADDITION, DATED NOVEMBER 15, 1960, FILED JANUARY 7, 1965, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK WITH PLAT NO. 2569, WHICH DOES NOT PROVIDE FOR A FOREFEITURE OR REVERSION OF INTEREST, SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE TULSA COUNTY CLERK HAS BEEN ADVISED IN WRITING OF THE FAMILY STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT [A] IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR [B] RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS DO INCLUDE THE SUBJECT COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDED TO SURVEYOR. (AS TO TRACT 1)
10. EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF INDUSTRIAL PARK ADDITION, DATED NOVEMBER 15, 1960, FILED JANUARY 7, 1965, AND RECORDED IN THE TULSA COUNTY CLERK AS PLAT NO. 2569 DO AFFECT THE SUBJECT PROPERTY AS SHOWN, NOTE: PER THE DEED OF DEDICATION, RESTRICTIONS EXPIRED JANUARY 1, 1990. (AS TO TRACT 1)
11. INTENTIONALLY OMITTED
12. UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED JUNE 5, 1968, FILED JUNE 27, 1968, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3892 AT PAGE 1970 DOES AFFECT THE SUBJECT PROPERTY BUT CONTAINS INSUFFICIENT INFORMATION TO PLOT LOCATION. (AS TO TRACT 1)
13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND SETBACK LINES CONTAINED IN THE DEED OF DEDICATION OF THE PLAT OF KATY FREEMAN INDUSTRIAL PARK ADDITION, DATED NOVEMBER 15, 1960, FILED JANUARY 7, 1965, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK WITH PLAT NO. 2569, WHICH DOES NOT PROVIDE FOR A FOREFEITURE OR REVERSION OF INTEREST, SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE TULSA COUNTY CLERK HAS BEEN ADVISED IN WRITING OF THE FAMILY STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT [A] IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR [B] RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS DO INCLUDE THE SUBJECT COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDED TO SURVEYOR. (AS TO TRACT 1)
14. EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF KATY FREEMAN INDUSTRIAL PARK ADDITION, DATED NOVEMBER 15, 1960, FILED JANUARY 7, 1965, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 2569, FILED NOVEMBER 20, 1956, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 2121 DO AFFECT THE SUBJECT PROPERTY. NOTE: NO EASEMENTS OR SETBACK LINES ARE SHOWN ON LOT 20, KATY FREEMAN INDUSTRIAL PARK. (AS TO TRACT 2)
15. TERMS, CONDITIONS, AND PROVISIONS OF THE SEWER CONSTRUCTION AGREEMENT NO. P-560-E FOR CONSTRUCTION OF SANITARY SEWER SYSTEM WHEN EXCESS CAPACITY IS PROVIDED BY OWNER TULSA COUNTY CLERK IN BOOK 3114 AT PAGE 66 DO INCLUDE THE SUBJECT PROPERTY. (AS TO TRACT 2)
16. INTENTIONALLY OMITTED
17. INTENTIONALLY OMITTED
18. INTENTIONALLY OMITTED
19. INTENTIONALLY OMITTED
20. INTENTIONALLY OMITTED
21. INTENTIONALLY OMITTED
22. INTENTIONALLY OMITTED
23. INTENTIONALLY OMITTED
24. INTENTIONALLY OMITTED
25. INTENTIONALLY OMITTED



LEGEND

- U/E UTILITY EASEMENT
- CB CHORD BEARING
- RCB REINFORCED CONCRETE BOX
- RCP REINFORCED CONCRETE PIPE
- SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GAS SERVICE
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE SERVICE
- CABLE PEDESTAL
- ELECTRIC SERVICE
- ELECTRIC PEDESTAL
- AIR CONDITIONER UNIT
- ELECTRIC TRANSFORMER
- IRRIGATION CONTROL BOX
- TRAFFIC SIGNAL BOX
- CLEAN OUT
- M/P METER POINT
- GUARD POST
- ROOF DRAIN
- SIGN
- CONCRETE
- ASPHALT
- SINGLE GRADE DROP INLET
- DOUBLE GRADE DROP INLET
- FENCE LINE
- GLY ANCHOR
- OVERHEAD UTILITIES
- SS- SANITARY SEWER LINE
- ST- STORM SEWER LINE
- BEFORE YOU DIG, CALL 811 FOR LOCATION OF UNDERGROUND UTILITIES.

ALTA/NSPS LAND
TITLE SURVEY

OF:

TRACT 1:
LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), AND THE NORTHERLY FIFTEEN (15) FEET OF LOT SIXTEEN (16), BLOCK THREE (3), INDUSTRIAL EQUIPMENT CENTER 2ND ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 2:
A PART OF LOT TWENTY (20), BLOCK SEVEN (7), KATY FREEMAN INDUSTRIAL PARK, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT 238.63 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST; THENCE NORTH ALONG SAID LOT LINE 165 FEET TO A POINT (NORTHWEST CORNER OF LOT 13), BLOCK 3, INDUSTRIAL EQUIPMENT CENTER; THENCE WEST 40 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13; THENCE S 12° 12' 30" W 165 FEET ALONG SAID LOT LINE TO A POINT; THENCE EAST 40 FEET TO THE PLACE OF BEGINNING.

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

74TH INVESTMENT LLC, an Oklahoma limited liability company
BANCIFIRST
COMMERCIAL TITLE & ESCROW SERVICES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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, AND THAT THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE AND THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 18, 2023.

WHITE SURVEYING COMPANY
REGISTERED PROFESSIONAL LAND SURVEYOR
AUTHORIZATION NO. CA1098



DATE: 6/5/23

REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA-TO: 1806

WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 56th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/1/23	REVISED CERTIFICATE
2	6/5/23	WM REVISED CERTIFICATE & INSTRUMENT NOTES

GENERAL NOTES

INVOICE NO. STR 23-111458

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) AND THE NORTH LINE OF LOT 13, BLOCK 3, INDUSTRIAL EQUIPMENT CENTER 2ND ADDITION BEING N 89°44'34" E.

THE PROPERTY DESCRIBED HEREON CONTAINS 1.03 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON CONTAINS 11 MARKED REGULAR AND NO MARKED HANDICAPPED PARKING SPACES FOR A TOTAL OF 11 MARKED PARKING SPACES.

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE X UNSHADOWED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP PANEL NUMBER 401430357L WITH AN EFFECTIVE DATE OF 10/16/2012.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN PER THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS DATED NOVEMBER 2021.

THE PROPERTY DESCRIBED HEREON HAS INGRESS/EGRESS FROM SOUTH 74TH EAST AVENUE (A DEDICATED PUBLIC RIGHT-OF-WAY).

SURVEYOR DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE FACE OF THIS SURVEY.

VISIBLE UTILITIES ARE SHOWN, THERE MAY BE OTHERS. THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. SURVEYOR HAS OBSERVED AND LOCATED THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN, INCLUDING THE LOCATION OF NOTIFICATION SIGNAGE, SIGNAGE AND LEGAL NOTICES.

SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE FIELD DATE SHOWN HEREON.

SURVEYOR DID NOT OBSERVE SUBSTANTIAL AREAS OF REFUSE.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ADDRESS AS PROVIDED IN TITLE COMMITMENT:
TRACT 1: 4466 & 4468 S. 74TH E. AVE., TULSA, OK 74145
TRACT 2: 4400 S. 72ND E. AVE., TULSA, OK 74145

