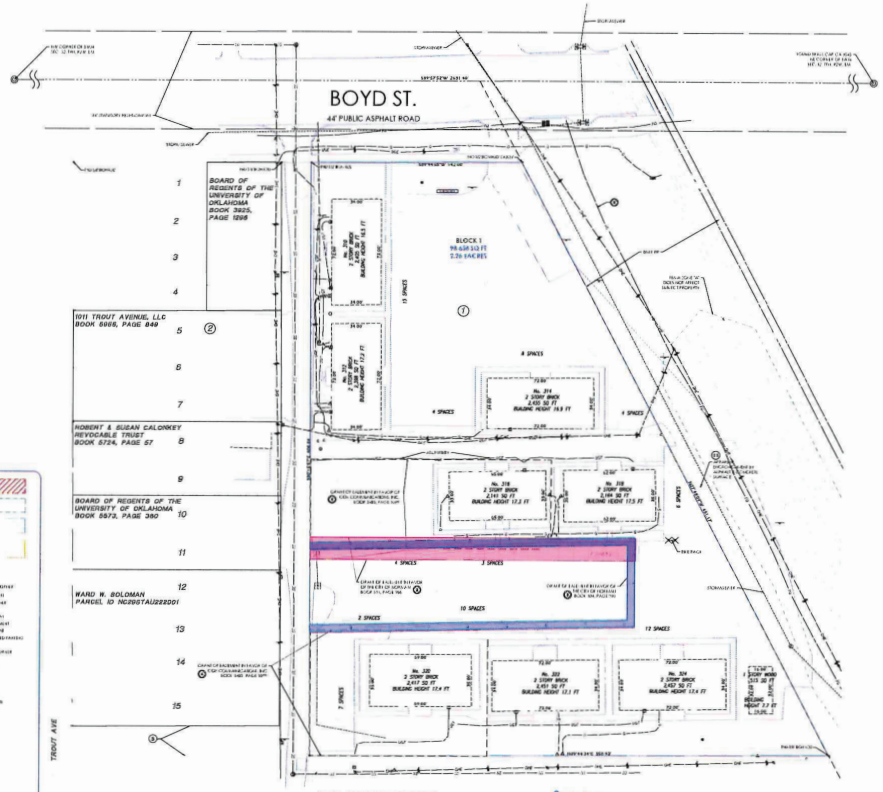
ALTA/NSPS LAND TITLE SURVEY

OF

A PORTION OF

THE SW/4 OF SECTION 32, T9N, R2W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA



General Notes

(1) PURSUANT TO TABLE A ITEM 2: THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 1011 TROUT AVENUE, NORMAN, OK 73069

(2) PURSUANT TO TABLE A ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 2.2 ± ACRES.

PURSUANT TO TABLE A ITEM 11(a): THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON PUBLIC AND/OR PRIVATE RECORDS PROVIDED BY THE CLIENT AND/OR OBTAINED FROM THOSE COMPANIES WHO ARE CONSIDERED THE OBSERVED SERVICE OF UTILITIES PURSUANT TO SECTION 2.B.IV. TO DETERMINE THE LOCATION OF THE UNDERGROUND UTILITIES, HOWEVER, NO ADDITIONAL EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY DETERMINED WITHOUT EXCAVATION. ADDITIONAL UTILITIES MAY BE PRESENT BUT WERE NOT OBSERVED OR PROVIDED. ALL OF OUR FINDINGS ARE BASED UPON EVIDENCE PROVIDED. HOWEVER, MAN MADE CHANGES MAY BE EXPECTED IN THE FUTURE DUE TO THE EXPIRATION OF THE STATUTE OF LIMITATIONS. WE CANNOT ASSUME OR ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF THE UTILITIES WHERE ABSENCE OF ALL OF THE DETAILED INFORMATION IS NECESSARY, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

(3) PURSUANT TO TABLE A ITEM 16: THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT DAYS.

(4) SUBJECT TRACT HAS PERMANENT AND VEHICULAR ACCESS TO BOYD STREET, A PUBLIC STREET WITH ASPHALT SURFACE AND BEING 44' WIDE. BOTH THE ASPHALT AND THE PUBLIC STREET ARE BOTH PAVED PUBLIC STREETS OF 44' WIDTH.

(5) ALL DEPTHS ARE ABOVE MEAN HIGH WATER, UNLESS OTHERWISE NOTED.

(6) THE TERM "TO BEST OF MY KNOWLEDGE AND BELIEF" AND "TO THE BEST OF MY KNOWLEDGE AND BELIEF" AND "TO THE BEST OF MY KNOWLEDGE" AS USED IN THIS SURVEY REPORT, IS DEFINED AS THE PERSONAL KNOWLEDGE OF THE PERSON(S) WHO PREPARED THE SURVEY REPORT AND THE PERSON(S) WHO SIGNED THE SURVEY REPORT. THE TERM "TO BEST OF MY KNOWLEDGE AND BELIEF" IS NOT A GUARANTEE OR WARRANTY, BUT IS INTENDED TO BE A PROFESSIONAL OPINION BASED ON THE FACTS AND KNOWLEDGE AVAILABLE TO THE PERSON(S) WHO PREPARED THE SURVEY REPORT AND THE PERSON(S) WHO SIGNED THE SURVEY REPORT.

(7) DESCRIPTION ATTACHED HEREON IS PROPORTIONAL AND HAS NO POINT OF BEGINNING.

(8) THERE ARE 62 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES FOR A TOTAL OF 62 PARKING SPACES. APPARENT EASEMENTS ARE DEPICTED HEREON.

(9) UNDERLYING PARCEL NO. 2 DEPICTED HEREON DOES NOT INCLUDE SUCH DATA AS PROVIDED.

(10) APPARENT BOUNDARIES DEPICTED HEREON.

(11) BUILDING HEIGHTS DEPICTED HEREON ARE MEASURED FROM GROUND LEVEL TO ROOF LINE AT VARIED FRONTAGE OF BUILDING.

(12) THE SURVEY AND THE INFORMATION, COORDS AND DETAILS SHOWN HEREON ARE ACCURATE.

(13) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A CLOSED FIGURE.

(14) THE SURVEY ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES, AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE PREMISES.

(15) THE SURVEY SHOWS THE LOCATION OF ALL VISIBLE EVIDENCE OF ROADWAYS, APPARENT RIGHTS OF WAY FOR THE COLLECTION AND DISPOSAL OF ALL FLOOD AND SURFACE DRAINAGE.

(16) ANY BREACHES AND STREAMS, RIVERS OR OTHER COURSES AND FLOWS SHOWN ON THE SURVEY.

(17) PROFESSIONAL LIABILITY INSURANCE POLICY IS OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000.00 PER OCCURRENCE OR MORE. THE CERTIFICATE OF INSURANCE TO BE FURNISHED TO THE CLIENT.

(18) THERE IS NOT VISIBLE EVIDENCE OF USE OF PREMISES AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(19) THERE IS NO VISIBLE EVIDENCE OF WELLHEADS OR WELLS.

(20) THE BLACK VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.

(21) THE SURVEY DID NOT INCORPORATE OF ANY PROPOSED STREET ADDITIONS.

(22) SEE ATTACHED EXHIBIT "B" SHOWING PROPOSED IMPROVEMENTS, TO SHOW ANY ALL EXISTING AND PROPOSED EASEMENTS AND SETBACKS.

Legend

FLOODWAY	
100 YEAR	
500 YEAR	
SHADED X	
FLC	FLOWLINE CURVE
FPL	FIRE PLUG
GVC	GRADE CURVE
LW	LEAN WALL
ROW	RIGHT OF WAY
SDE	STORM SEWER
WL	WALL BOX / WELL
WLP	WHOLESALE PARKING
BSBU	BASE UNIT
BUC	BUILDING CORNER
BV	BREAKAWAY
FCL	FIRE CLOSET
FHD	FIRE HYDRANT
HGB	HOSE BIB
TBP	TOP BANK
FDN	FOUNDATION
APPROX	APPROXIMATE
DESC	DESCRIPTION

Schedule B-II Exceptions

(1) ALL TERMS AFFECTING SUBJECT TRACT AS SHOWN ON THE RECORDED PLAT OF THE BOYDSTAY ADDITION, RECORDED IN BOOK 1 OF PLATS, PAGE 63. AFFECTS SUBJECT PROPERTY.

(2) GRANT OF EASEMENT [DATED 1/8/1] IN FAVOR OF THE CITY OF NORMAN, RECORDED IN BOOK 3[illegible], PAGE [illegible]. AFFECTS SHOWN HEREON.

(3) GRANT OF EASEMENT IN FAVOR OF THE CITY OF NORMAN, RECORDED IN BOOK 4[illegible], PAGE 270. AFFECTS SHOWN HEREON.

(4) RIGHT OF IDENTICAL ACCESS, AS REFERENCED WITH ECO-COMMUNITY MEDICAL, INC. AND INDEPENDENT GENERAL RECORDED IN BOOK 3485, PAGE 1499. NO [illegible] AFFECTS OF LAW [illegible]

(5) MEMORANDUM OF LEASE EXECUTED BY AND BETWEEN TRUST FOR THE APC COMPANY, INC. AND EVERGREEN SERVICES, INC. RECORDED IN BOOK 4[illegible], PAGE [illegible]. NOT DIRECTLY AFFECTS PROPERTY.

(6) GRANT OF EASEMENT AND MAINTENANCE AGREEMENT, DATED DECEMBER 1, 2017 BY AND BETWEEN KNOX COMMUNITY EQUITY, AND ECO-CLEAN, LLC. RECORDED IN BOOK 5[illegible], PAGE [illegible]. AFFECTS SUBJECT PROPERTY.

Flood Zone Designation

SUBJECT TRACT LOCATED FALL WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED BY THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE X (MINIMAL FLOOD HAZARD) AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAPS, FLOOD HAZARD AREA.

FIRM PANEL: 40027C0260J, 40027C0280H
EFFECTIVE DATE: 01/15/2021, 07/06/2020

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE DESIGNATED INFORMATION. THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROPERTY'S FLOOD RISK.

Schedule A Legal Description

THE LAND HEREINBEFORE REFERRED TO IS SITUATED IN THE COUNTY OF CLEVELAND, STATE OF OKLAHOMA, AND IS DESCRIBED AS FOLLOWS:

PER OF BLOCK ONE (1) OF THE BOYDSTAY ADDITION, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

THE DESCRIPTION ABOVE IS AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. NCS-1224883-OKC, EFFECTIVE DATE OF 4 MARCH 2, 2020 AT 7:30 AM, REVISED FINAL 4, 2020, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES.

ALTA/NSPS Land Title Survey

TO:
OLDER HOLDINGS, LP, A DELAWARE LIMITED PARTNERSHIP;
TEXAS CAPITAL BANK, AUTHORITATIVE AGENT, ITS SUCCESSORS, ASSIGNS AND PARTICIPANTS;
TRIBRIA DEVELOPMENT, LLC, AN INDIANA LIMITED LIABILITY COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
FILE NUMBER: NCS-1224883-OKC
EFFECTIVE DATE: MARCH 27, 2020, AT 7:30 AM, REVISED APRIL 6, 2020, AT 12:30 PM.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 14, 16, 17, 18, 19, 20, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/24/2020.

Lee Allen Schroeder
LEE ALLEN SCHROEDER PLS 1362

Under Disclaimer

THE LOCATION OF UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATION BY OTHERS. THE SURVEYOR HAS NO KNOWLEDGE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE THE ONLY UTILITIES IN THE AREA. EXCAVATION OF ALL OR ADDITIONAL THE SURVEYOR FURTHER DOES NOT WARRANT THE LOCATION OF UTILITIES, AND DOES NOT REPRESENT THE EXACT LOCATION OF UTILITIES. ADDITIONAL THE SURVEYOR DOES NOT REPRESENT THE EXACT LOCATION OF UTILITIES, AND DOES NOT REPRESENT THE EXACT LOCATION OF UTILITIES FROM THE INFORMATION HAVE BEEN THE SURVEYOR MAY NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY BEARINGS AND DETAILS HAVE BEEN VERIFIED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSURE THE UTILITY, BUT THE SURVEYOR AND THE SCS SHOULD BE NOTIFIED IN THE COMPANY OF PROPER DISTRIBUTION COMPANY OR THE ENGINEER. ANY CHECKS DEVIATIONS FROM THE REQUIREMENTS PROVIDED BY THE SURVEYOR OR ENGINEER ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.

ALTA/NSPS LAND TITLE SURVEY

SWN4 SEC 32 T9N R2W I.M.
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA

Cratton Tull
A 3D Infrastructure Company
1000 Ridgeway Loop Road, Suite 200
Norman, OK 73072
(405) 360-0170 FAX: (405) 360-0276
www.cratton-tull.com
Engineers & Surveyors
CA 7173 | PLS CA 1911 | LS 2026

REV #	DATE	REVISIONS	BY
1	4/6/20	FIRST REVISION	[illegible]
2	4/7/20	REVISED PER CLIENT COMMENTS	[illegible]
3	4/8/20	REVISED PER CLIENT COMMENTS	[illegible]
4	4/9/20	REVISED PER CLIENT COMMENTS	[illegible]

DATE	DRAWN	CHECKED	APPROVED	SCALE	SHEET	OF	PROJECT NO.
03/27/20	JP	LAT	LAT	1"=50'	1	1	24605100