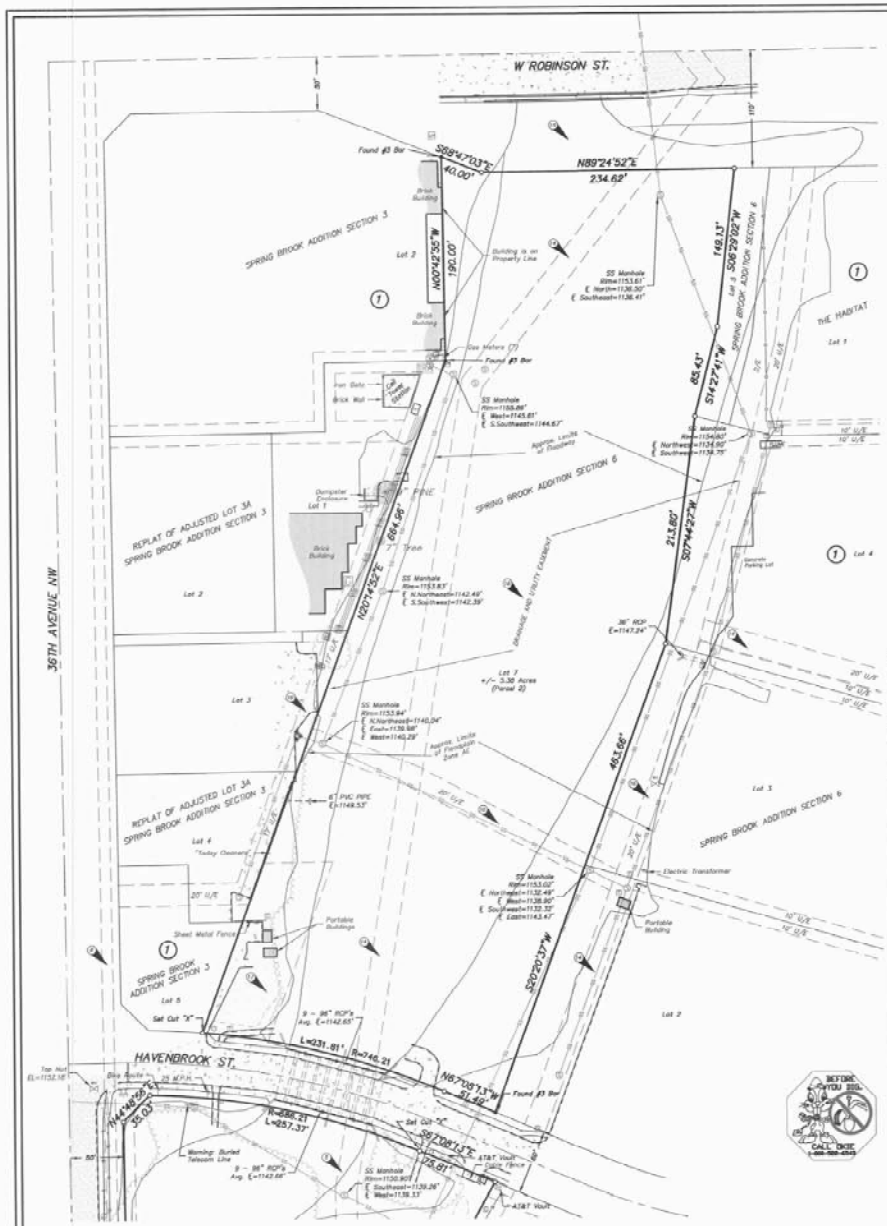
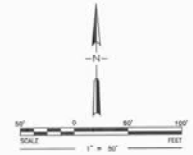
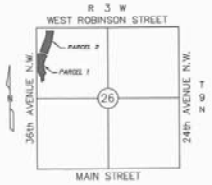




BASIS OF BEARINGS:
OKLAHOMA STATE PLANE GRID BEARINGS



LOCATION MAP

The following items refer to the Schedule B II Exceptions of the Chicago Title Insurance Company Commitment for Title Insurance No. 1602330, with effective date December 18, 2008 at 7:00 am.

Exception No.	Recording Information	Description	Applies To The Subject Tract	Shown Graphically On The Attached Drawing
3.	BK. 195, PG. 411	Right of Way Contract in favor of Continental Pipe Line Company, partial release Book 1712, Page 113	No	No
4.	BK. 360, PG. 282	Easement in favor of the State of Oklahoma.	No	No
5.	BK. 540, PG. 127 BK. 540, PG. 133	Grants of Easements in favor of the City of Norman.	Yes No	Yes No
6.	BK. 578, PG. 272	Right of Way in favor of Oklahoma Natural Gas Company.	No	Yes
7.	BK. 608, PG. 601	Transmission Line Easement in favor of Western Farmers Electric Cooperative.	Yes	Yes
8.	BK. 833, PG. 48 BK. 741, PG. 130	Grants of Easements in favor of the City of Norman.	No No	No No
9.	Plat BK. 13, PG. 81	Building Lines, Utility Easements, Etc. as set forth on the Final Plat of Spring Brook Addition Section 4.	Yes	Yes
10.	BK. 1316, PG. 483	Utility Right of Way Easement (overhead) in favor of Oklahoma Electric Cooperative.	No	No
11.	BK. 173, PG. 464	Dedication Deed in favor of the State of Oklahoma.	No	No
12.	BK. 195, PG. 411	Right of Way Contract in favor of Continental Pipe Line Company, partial release Book 1712, Page 113	No	No
13.	BK. 243, PG. 78	Report of Commissioners in favor of the State of Oklahoma filed in Dist. Court of Cleveland Co. 17803	No	No
14.	BK. 540, PG. 127 BK. 1314, PG. 67 BK. 1314, PG. 68 BK. 1314, PG. 70	Grants of Easements in favor of the City of Norman.	Yes No No No	Yes Yes Yes Yes
15.	BK. 518, PG. 478	Warranty Deed in favor of State of Oklahoma.	Yes	Yes
16.	Plat BK. 13, PG. 98	Building Lines, Utility Easements, Etc. as set forth on the Final Plat of Spring Brook Addition Section 6.	Yes	Yes
17.	BK. 1061, PG. 677	Easement in favor of Rutherford Oil Co., Inc.	Yes	Yes

SURVEY CONTROL

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
LLS-326	691760.23	2119451.51	1168.81	BRASS MONUMENT
LLS-327	691664.69	2121805.63	1192.75	BRASS MONUMENT

HORIZONTAL DATUM: NAD83 OKLAHOMA STATE PLANE, SOUTH ZONE
VERTICAL DATUM: NAVD88

TOPOGRAPHIC LEGEND

FIRE HYDRANT	CHAINLINK FENCE
GAS METER	PIPERAIL FENCE
GAS VALVE	STOCKADE FENCE
GROUND TRANSFORMER	ELECTRIC UNDERGROUND LINE
GUARD POST	OVERHEAD ELECTRIC LINE
LIGHT POLE	GAS LINE
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
TRANSFORMER POLE	STORM DRAIN LINE
POWER POLE	UNDERGROUND TELEPHONE LINE
PROPERTY CORNER FOUND	WATER LINE
SET #4 BAR W/CAP "CA 2054"	CURB AND GUTTER
SANITARY SEWER CLEANOUT	CONCRETE
SIGN	ASPHALT
SPRINKLER VALVE	GRAVEL
TELEPHONE RISER	
WATER METER	
WATER VALVE BOX	

UTILITY WARNING:
The underground utilities shown have been located from record documents or field locations by the operator. 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 the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

BEFORE YOU DIG CALL OKIE 1-800-522-6543

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:

–Nicholson Family Trust
–Chicago Title Insurance Company

I, Robby L. Johnson, a Registered Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth hereon that I or others under my direct supervision, have made a careful survey of a tracts of land described as follows:

LOT THREE (3), BLOCK ONE (1), OF SPRING BROOK ADDITION SECTION 4, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (PARCEL 1)

AND

LOT SEVEN (7), BLOCK ONE (1), OF SPRING BROOK ADDITION SECTION 6, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (PARCEL 2)

Said tracts of land contains 455,202 square feet or 10.45 acres of land, more or less.

I further certify that:

1. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 4, 6, 7a, 10, 11b, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

2. This survey meets or exceeds the requirements set forth by 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.

CURRENT ZONING: PL PARK LAND DISTRICT – "THE PARK LAND DISTRICT IS INTENDED TO PROVIDE A SPECIAL ZONING DISTRICT TO ACCOMPLISH THE RESERVATION AND LATER USE OF LAND FOR PARK AND OPEN SPACE PURPOSES" SOURCE – SEC. 429.2 CITY OF NORMAN ZONING ORDINANCE REVISED 7/1/08.

FLOOD ZONE DESIGNATION: PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN AE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 40027C0280H.

ROBBY L. JOHNSON 1539 OKLAHOMA PROFESSIONAL LAND SURVEYOR

DATE 2/24/10

DATE OF SURVEY: FEBRUARY 5TH, 2010

LENKE LAND SURVEYING, Inc.
3028 WEST CLOVER DRIVE, NORMAN, OK 73072
PH.(405)366-9897 FX.(405)366-9898
LS # 2054 EXP. 06/30/2010
http://www.lenkeland.com

Surveyed By:	DR/PR		
Drawn By:	JPS/RLJ		
Approved By:	RLJ		
Date:	2/24/2010		
Scale:	1" = 50'		
Project No:	09133.00		

ALTA / ACSM LAND TITLE SURVEY

LOT 3, BLOCK 1, SPRING BROOK ADDITION SECTION 4 &
LOT 7, BLOCK 1, SPRING BROOK ADDITION SECTION 6, NORMAN, OKLAHOMA

DOMAIN COMMERCIAL, LLC
3600 W. MAIN STREET SUITE 200, NORMAN, OK 73072

Sheet Number 1
Sheet 1 of 2

File Copy 09133