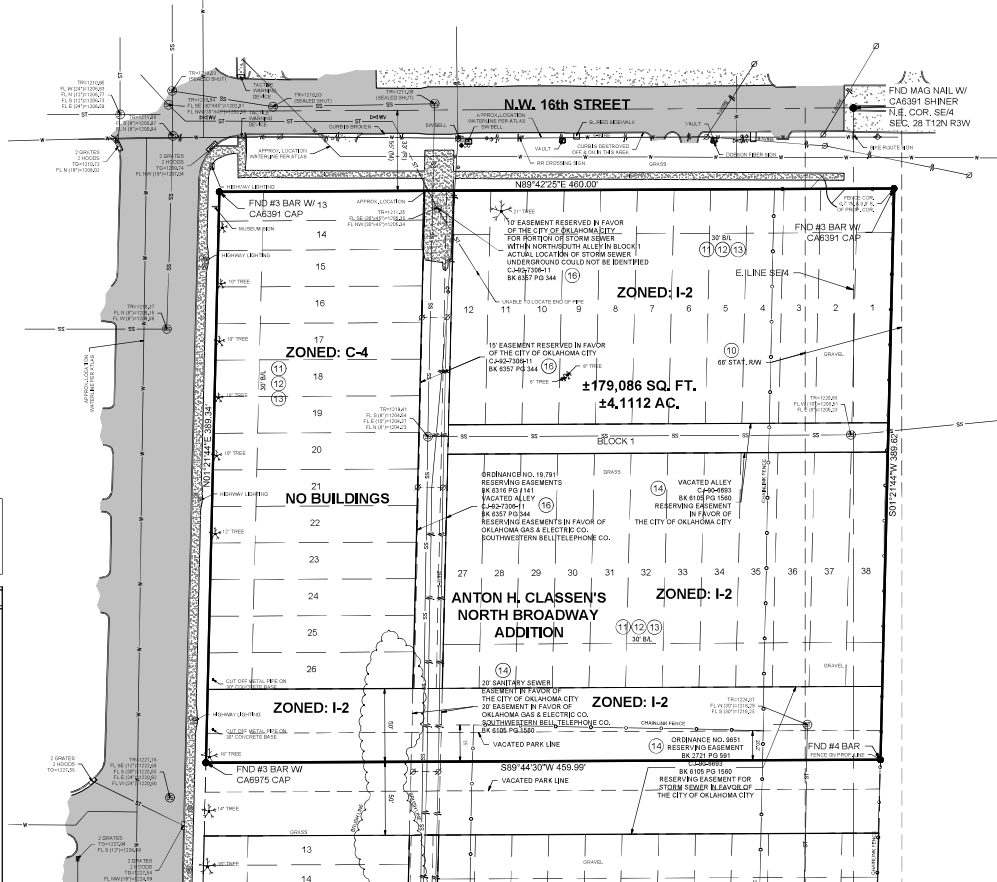


***** NOTE *****
THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Survey Legend	
● BENCHMARK	○ ROOF DRAIN
● CONTROL POINT	○ BORE HOLE
● FOUND MONUMENT	○ ROUND POST
● SET MONUMENT	○ SQUARE POST
○ FIRE HYDRANT	○ EVERGREEN TREE
○ AUTOSPRINKLER	○ DECIDUOUS TREE
○ HOSE END/PORT	○ BUSH
○ WATER METER	○ GATE
○ WATER VALVE	○ HANICAP
○ WATER WELL	○ TRAFFIC SIGNAL POLE
○ SPRINKLER HEAD	○ STOCKADE FENCE
○ SPRINKLER VALVE	○ CHAINLINK FENCE
○ SANITARY MANHOLE	○ BARBED WIRE FENCE
○ CLEANOUT	○ WATERLINE
○ STORM MANHOLE	○ STORM SEWER
○ STORM GRATE	○ SANITARY SEWER
○ CURB INLET	○ GAS LINE
○ FIELD BULLET	○ UNDERGROUND TELEPHONE
○ GAS METER	○ UNDERGROUND POWER
○ NO GAS METER	○ UNDERGROUND CABLE
○ GAS VALVE	○ OVERHEAD CABLE
○ VENT PIPE	○ RAILROAD TRACKS
○ MONITORING WELL	○ EXISTING CONTOUR
○ POWER POLE	○ BRUSH LINE
○ SOFTWIRE	○ ASPHALT PAVING
○ LIGHT POLE	○ CONCRETE PAVING
○ GROUND LIGHT	○ FLOWLINE
○ ELECTRIC BOX	○ TOP OF GRATE
○ ELECTRIC METER	○ TOP OF RIM
○ ELECTRIC MANHOLE	○ FINISH FLOOR
○ ELECTRIC BREAKER	○ CORRUGATED METAL PIPE
○ ELECTRIC OUTLET	○ REINFORCED CONC. PIPE
○ FULL BOX	○ REINFORCED CONC. BOX
○ TELEPHONE BOX	○ TOP OF CURB
○ TELEPHONE MANHOLE	○ CURB GUTTER
○ CABLE BOX	○ BUILDING LINE
○ MANHOLE	○ UTILITY EASEMENT
○ UTILITY BOX	○ RIGHT-OF-WAY
○ MAILBOX	○ RECORD
○ SIGN	○ MEASURED
○ AIR CONDITIONER	○ CORRESPONDING NOTE



Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify:

- Operationready, LLC, an Oklahoma limited liability company
- Odessa Bros. Co., an Oklahoma corporation
- First American 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, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), and 15 of Table A thereof. The field work was completed on May 17, 2022.

Date of Plot or Map: May 19, 2022

Matthew Johnson, P.L.S.
Registration No. 1807
JOHNSON & ASSOCIATES
Certificate of Authorization No. 1484



Surveyor's Note:

Address: 15 NW 14th Street, Oklahoma City, OK 73103
Tax ID: 2710-04-260-4800 and 2710-04-260-4200 and 2710-04-260-1000 and 2710-04-260-1200 and 2710-04-260-2000 and 2710-04-260-2200 and 2710-04-260-3800 and 2710-04-260-4000 and 2710-04-260-4200 and 2710-04-260-4400 and 2710-04-260-4600 and 2710-04-260-4800 and 2710-04-260-5000 and 2710-04-260-5200 and 2710-04-260-5400 and 2710-04-260-5600 and 2710-04-260-5800 and 2710-04-260-6000 and 2710-04-260-6200 and 2710-04-260-6400 and 2710-04-260-6600 and 2710-04-260-6800 and 2710-04-260-7000 and 2710-04-260-7200

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 401502025H Map with an effective date of December 18, 2009.

The subject tract is currently zoned I-2 and C-4 with DSHA overlay.
Source: The City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov. Phone 405-291-2623 for more information about Building Height, setback and parking restrictions for this zoning.

There are no stiped parking spaces on this tract.

The surveyor has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably decided on the survey. The surveyor makes no guarantees that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. No utilities were flagged at the time the fieldwork for this survey was performed. The following is a list of companies provided as a result of a Company List Request submitted to the Oklahoma One-Call System (Call One). The reference number for this request is 2205090601279.

- MCI Oklahoma Natural Gas - West
- OG&E OK/CHCA
- US&O/Cox Comm/OKC
- USE&O/OKC METRO
- IndianNation/ChickTel
- OK State of OKC OMES
- AT&T Distribution
- OKC/Water/Waste

There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the field work.

The subject tract has access to N.W. 16th St. (a public street) and N. Broadway Ave (a public street).

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone, NAD83)

Legal Description:

All of Block One (1), of ANTON H. CLASSEN'S NORTH BROADWAY ADDITION, also known as NORTH BROADWAY ADDITION, also known as CLASSEN'S NORTH BROADWAY ADDITION, to Oklahoma City Oklahoma County, Oklahoma, according to the recorded plat thereof, consisting of all of Lots One (1) through Thirty-eight (38), both inclusive, the vacated East-West alley, as described in the Decree of Vacation recorded in Book 6105, Page 1560, the vacated North-South alley, as described in the Decree of Vacation recorded in Book 6357, Page 344, and the North Half (NW) of that portion of vacated Northwest Fifteenth Street lying between the center of the vacated street and the South line of Block One (1), from the East line of North Broadway to the West line of the Aftonian, Tapania and Santa Fe railroad right-of-way, together with the park lines and the strips of land, Thirty (30) feet in width, adjacent to Block One (1) thereto, as described in the Decree of Vacation recorded in Book 6105, Page 1560.

The following items refer to Schedule B - Part II of the First American Title Insurance Company Title Commitment No. 2727525-OK04, dated April 08, 2022 at 7:30 AM:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
10		Sanitary right-of-way along all section lines.	Yes	Yes	
11	Book 3 of Plats, Page 3	Restrictive covenants, conditions, restrictions and easements.	Yes	Yes	
12		All items affecting subject Lot as shown on the recorded plat are made a part hereof.	Yes	Yes	
13	Book 2721, Page 591	A 30-foot front building set back line as shown by plat and dedication, and as provided in Restrictive Covenants.	Yes	Yes	
14	Book 6105, Page 1560	Easements reserved by way of Oklahoma City Ordinance No. 9651 as affected by the Decree of Vacation filed October 11, 1990 in Oklahoma County Case No. C-1462-9593.	Yes	Yes	A
15	Book 7270, Page 1748	Claims arising from liens for any unpaid assessments from The North North Downtown Revitalization District as established by City of Oklahoma City Ordinance No. 20-726.	No	No	
16	Book 6216, Page 1141	Easements reserved by way of the Oklahoma City Ordinance No. 19-751 as affected by the Decree of Vacation filed October 11, 1990 in Oklahoma County Case No. C-1462-9593.	Yes	Yes	
	Book 6105, Page 1560	as further affected by the Decree of Vacation filed October 30, 1992 in Oklahoma County Case No. C-1462-9593-11.	No	No	
	Book 6357, Page 344	as further affected by the Decree of Vacation filed October 30, 1992 in Oklahoma County Case No. C-1462-9593-11.	Yes	Yes	
Note	Surveyor's Comment				
A	No document provided				

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REVISIONS	DATE
DESCRIPTION	
NO.	

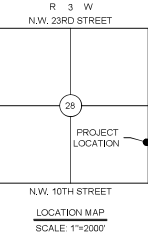
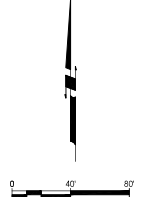
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73101
Matthew Johnson, P.L.S.
mjohnson@jaok.com
405-291-2623
• ENGINEERS • SURVEYORS • PLANNERS •



**BLOCK 1
NORTH BROADWAY ADDITION**
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

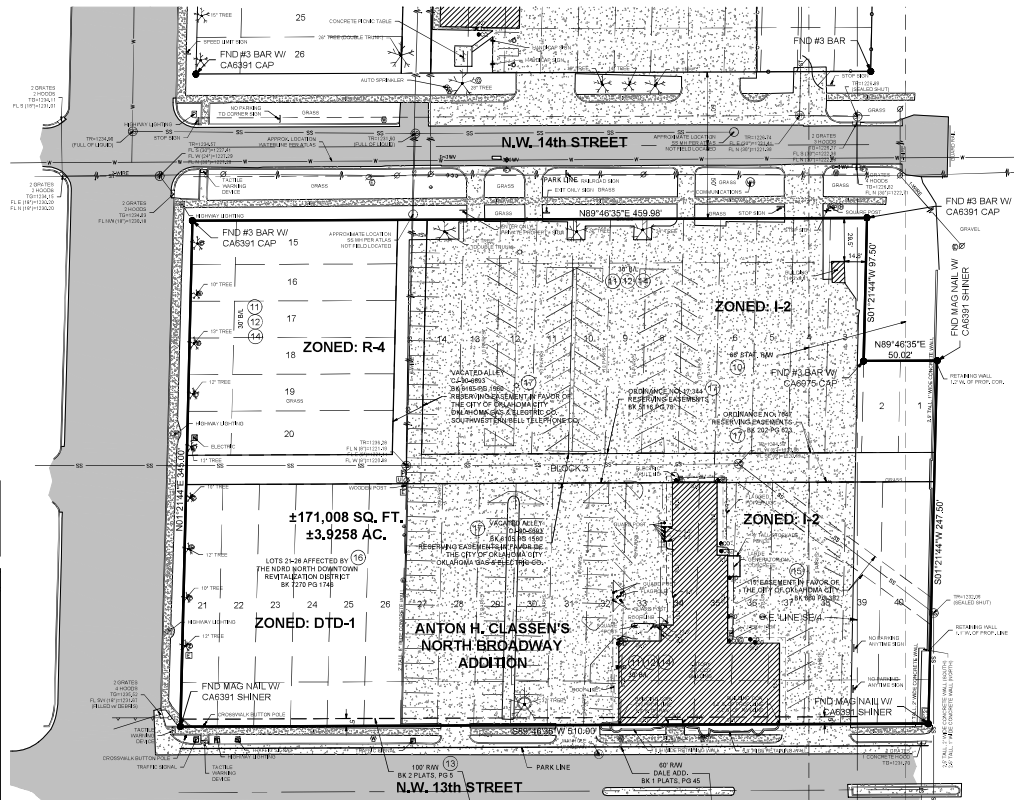
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Date: 5-19-22
Scale: 1"=40'
Surveyed By: CR
Drawn By: VM
Approved By: MJ

SHEET NUMBER
1 of 1



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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

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● AUTOSPRINKLER	○ DECIDUOUS TREE
● HOSE ENTHROPE	○ BUSH
● WATER METER	○ GATE
● WATER VALVE	○ HANDICAP
● SPRINKLER HEAD	○ TRAFFIC SIGNAL POLE
● SPRINKLER VALVE	○ STOCKADE FENCE
● SANITARY MANHOLE	○ CHAINLINK FENCE
● CLEARDIRT	○ BARBED WIRE FENCE
● STORM MANHOLE	○ WATERLINE
● STORM GRATE	○ STORM SEWER
● CURB INLET	○ SANITARY SEWER
● FIELD INLET	○ GAS LINE
● GAS METER	○ UNDERGROUND TELEPHONE
● NO GAS METER	○ UNDERGROUND POWER
● GAS VALVE	○ OVERHEAD CABLE
● VENT PIPE	○ RAILROAD TRACKS
● MONITORING WELL	○ EXISTING CONTOUR
● POWER POLE	○ BRUSH LINE
● GUY WIRE	○ ASPHALT PAVING
● LIGHT POLE	○ CONCRETE PAVING
● GROUND LIGHT	○ FLOWLINE
● ELECTRIC BOX	○ TOP OF GRATE
● ELECTRIC METER	○ TOP OF RIM
● ELECTRIC MANHOLE	○ FIBER FLOOR
● ELECTRIC BREAKER	○ CORRUGATED METAL PIPE
● ELECTRIC OUTLET	○ REINFORCED CONC. PIPE
● FULL BOX	○ REINFORCED CONC. BOX
● TELEPHONE BOX	○ TOP OF CURB
● TELEPHONE MANHOLE	○ CURB GUTTER
● CABLE BOX	○ BUILDING LINE
● MANHOLE	○ UTILITY EASEMENT
● UTILITY BOX	○ RIGHT-OF-WAY
● MAILBOX	○ RECORD
● SIGN	○ MEASURED
● AIR CONDENSER	○ CORRESPONDING NOTE



Certificate of Survey

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- Odessa Bros. Co., an Oklahoma corporation
- First American 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, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), and 15 of Table A thereof. The field work was completed on May 17, 2022.

Date of Plot or Map: May 19, 2022

Matthew Johnson, P.L.S.
Registration No. 1807
JOHNSON & ASSOCIATES
Certificate of Authorization No. 1484

Surveyor's Note:

Address: 15 N.W. 14th Street, Oklahoma City, OK 73103
Tax ID: 2710-04-260-6200 and 2710-04-260-6800 and 2710-04-260-7000 and 2710-04-260-7200

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone 'X' of the Federal Emergency Management Agency Community Flood Number 401060206H Map with an effective date of December 18, 2009.

The subject tract is currently zoned I-2, R-4 and DTD-1 with DSH-A Overlay.
Source: The City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov. Phone 405-291-2623 for more information about Building Height, setback and parking restrictions for this zoning.

There are 139 regular and no handicap parking spaces on this tract.

The surveyor has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantee that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. No utilities were flagged at the time the fieldwork for this survey was performed. The following is a list of companies provided as a result of a Company List Request submitted to the Oklahoma One-Call System (OCS) (Call Oke). The reference number for this request is 2205090001275.

- MCI
- OG&E OKCHCA
- USBCOGAS OKC METRO
- Oklahoma Natural Gas - West
- OKC Public Works
- OKC Water/Waste
- IndianNation/ChickTel
- OK State of OKC OMES
- AT&T Distribution

There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the field work.

The subject tract has access to N.W. 14th St. (a public street), N.W. 13th St. (a public street), and N. Broadway Ave. (a public street).

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone, NAD83)

Legal Description:

All of Block Three (3), of ANTON H. CLASSEN'S NORTH BROADWAY ADDITION, also known as NORTH BROADWAY ADDITION, also known as CLASSEN'S NORTH BROADWAY ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, consisting of all of Lots One (1) through Forty (40), both inclusive, the vacated East-West alley, as described in the Decree of Vacation recorded in Book 6105, Page 1560, and the vacated North-South alley, as described in the Decree of Vacation recorded in Book 6105, Page 1560.

The following items refer to Schedule B - Part II of the First American Title Insurance Company Title Commitment No. 2727525-2, dated April 08, 2022 at 7:30 AM:

Exemption No.	Recording Information	Description of Easement	Applicable	Plotted	Note
10		Satutory right-of-way along all section lines	Yes	Yes	
11	Book 3 of Plats, Page 3	Restrictive covenants, conditions, restrictions and easements	Yes	Yes	
12	Book 3 of Plats, Page 3	All items affecting subject Lot as shown on the plat are made a part hereof	Yes	Yes	
13	Book 2 of Plats, Page 5	All items affecting subject Lot as shown on the plat are made a part hereof	Yes	Yes	
14		A 30-foot front building set back line as shown by plat and dedication, and as provided in Restrictive Covenants	Yes	Yes	
15	Book 660, page 382	Easement in favor of the City of Oklahoma City	Yes	Yes	
16	Book 7270, Page 1746	Claims arising from items for any unpaid assessments from The NCIRD North Downtown Revitalization District as established by City of Oklahoma City Ordinance No. 20-726	Yes	Yes	A
17	Book 202, Page 623	Easement in favor of Oklahoma City Ordinance No. 76-747	Yes	Yes	
	Book 5116, Page 78	by way of Oklahoma City Ordinance No. 17-344	Yes	Yes	
	Book 6105, Page 1560	further affected by the Decree of Vacation filed October 11, 1990 in Oklahoma County Case No. C-268-0693	Yes	Yes	
Note: Surveyor's Comment					
A	Blanket over lots 21-26 Block 3				

JOHNSON & ASSOCIATES
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73101
Matthew Johnson, P.L.S.
Surveyor's License No. 1807
JOHNSON & ASSOCIATES, P.C.
• ENGINEERS • SURVEYORS • PLANNERS •

BLOCK 3
NORTH BROADWAY ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

Proj. No.: 1144001
Date: 5-19-22
Scale: 1"=40'
Surveyed By: CR
Drawn By: VM
Approved By: MJ

SHEET NUMBER
1 of 1