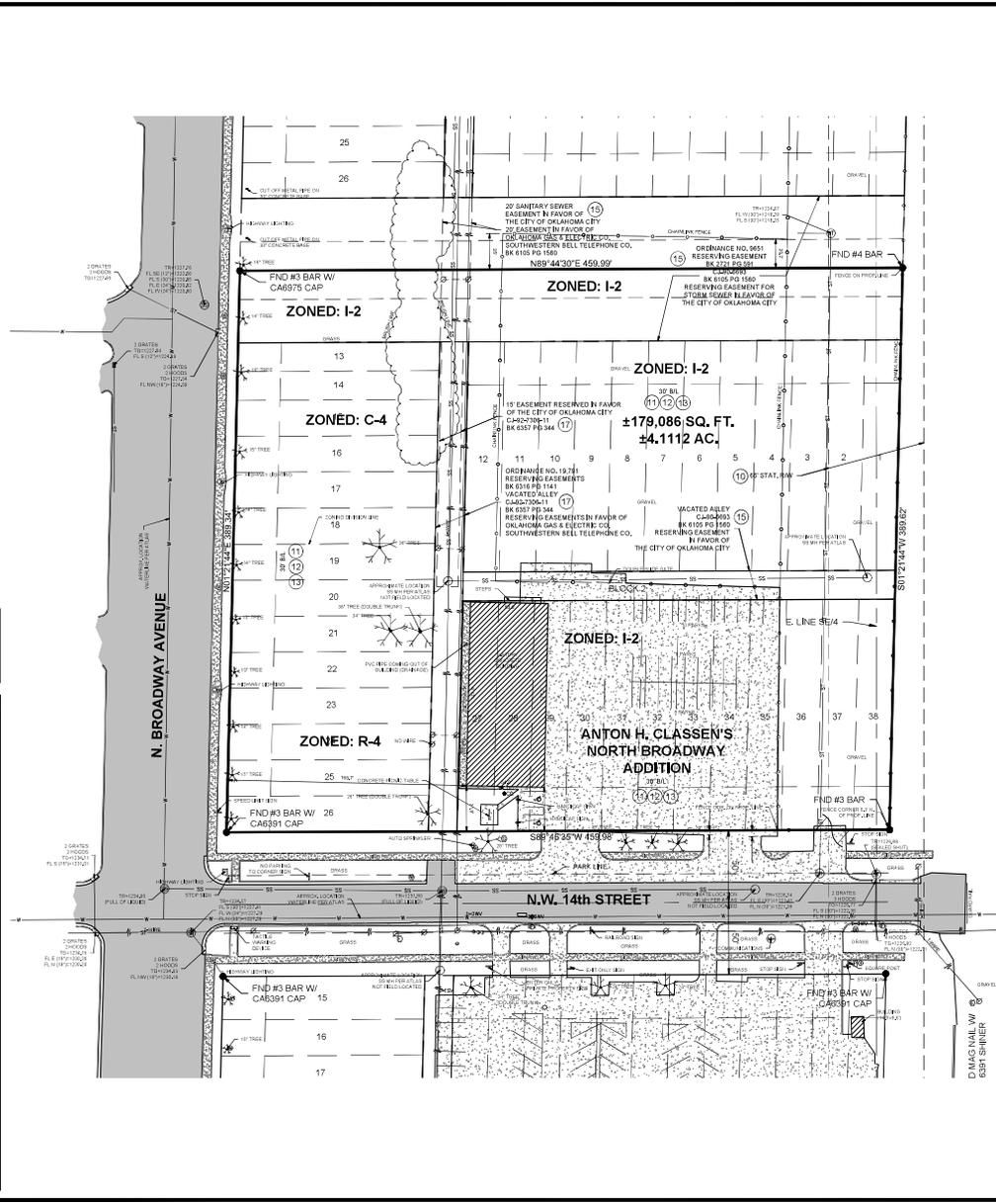


***** NOTE *****
 THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Survey Legend	
● BENCHMARK	○ ROOF DRAIN
● CONTROL POINT	○ BORE HOLE
● FOUND MONUMENT	○ ROUND POST
● SET MONUMENT	○ SQUARE POST
● FIBRE HYDRANT	○ EVERGREEN TREE
● AUTOSPRINKLER	○ DECIDUOUS TREE
● HOSE ENDPORT	○ BUSH
● WATER METER	○ GATE
● WATER VALVE	○ HANDICAP
● WATER WELL	○ TRAFFIC SIGNAL POLE
● SPRINKLER HEAD	○ STOCKPILE FENCE
● SPRINKLER VALVE	○ CHAINLINK FENCE
● STORM MANHOLE	○ BARBED WIRE FENCE
● CLEANOUT	○ WATERLINE
● STORM MANHOLE	○ STORM SEWER
● STORM GRATE	○ SANITARY SEWER
● CURB INLET	○ GAS LINE
● FIELD INLET	○ 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
● 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 CONG. PIPE
○ FULL BOX	● REINFORCED CONG. BOX
○ TELEPHONE BOX	● TOP OF CURB
○ TELEPHONE MANHOLE	● CURB CUTTER
○ 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
- Odless 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, 10, 11(a), and 15 of Table A thereof. The field work was completed on May 17, 2022.

Date of Plat 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: 2710-04-260-4800 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

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 401902026H Map with an effective date of December 16, 2009.

The subject tract is currently zoned I-2, C-4 and R-4 with DSHA overlay.
 Source: The City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov. Phone 405-291-8223 for more information about Building Height, setback and parking restrictions for this zoning.

There are 26 regular and 2 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 (Call Oka): The reference number for the requesting party is 22050901273.

- MCI
- OK&E OKCHCA
- US&COK Comm/OKC
- US&COK&E OKC METRO
- Oklahoma Natural Gas - West
- OKC Public Works
- OKC Water/Waste
- IndianNation/ChickTel
- OK State of OKC OMBES
- 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.E. 14th 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 Two (2), 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 South Half (SH) of that portion of vacated Northwest Fifteenth Street lying between the center of the vacated street and the North Line of Block Two (2), from the East line of North Broadway to the West line of the Ashchon, Topoka 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 Two (2) 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. 2727525-1, dated April 08, 2022 at 7:30 AM:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
10	Book 3 of Plats, Page 3	Saltatory 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		A 30-foot front building set back line as shown by plat and dedication, and as provided in Restrictive Covenants	Yes	Yes	
14	Book 54, Page 66	Easements reserved by way of Oklahoma City Ordinance No. 6651 as affected by the Journal Entry of Judgment filed July 1, 1992 in Oklahoma County Case No. C-1-90-2893	Yes	No	A
15	Book 6105, Page 1560	Easements reserved by way of Oklahoma City Ordinance No. 6651 as affected by the Decree of Vacation filed October 11, 1992 in Oklahoma County Case No. C-1-90-2893	Yes	Yes	
16	Book 7270, Page 1748	Claims arising from liens created by unpaid assessments from The NCRD North Downtown Revitalization District as established by City of Oklahoma City Ordinance No. 20,728	No	No	
17	Book 6318, Page 1141	Easements reserved by way of the Oklahoma City Ordinance No. 19,791 as affected by the Decree of Vacation filed October 11, 1992 in Oklahoma County Case No. C-1-90-2893	Yes	Yes	
17	Book 6105, Page 1560	Restrictive covenants and reservations as further affected by the Decree of Vacation filed October 11, 1992 in Oklahoma County Case No. C-1-90-2893	No	No	
17	Book 6357, Page 344	as further affected by the Decree of Vacation filed October 11, 1992 in Oklahoma County Case No. C-1-90-2893	Yes	Yes	

Note:
 A Affects Lots 29 and 30 Block 2

REVISIONS	DESCRIPTION	DATE
NO.		

Johnson & Associates
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 Oklahoma City, OK 73104
 Phone: 405-291-8223
 Fax: 405-291-8224
 Email: info@jandassoc.com
 Website: www.jandassoc.com
 Surveyors - ENGINEERS - SURVEYORS - PLANNERS



**BLOCK 2
 NORTH BROADWAY ADDITION
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
 ALTA/NSPS LAND TITLE SURVEY**

Plat No. 1144001
 Date 5-19-22
 Scale 1"=40'
 Surveyed by CM
 Drawn by VM
 Approved by MJ

**SHEET NUMBER
 1of1**