



**SURVEYOR'S CERTIFICATE**  
October 25, 2006

This survey is made for the benefit of:

BANTA DEVELOPMENT CORP  
PERRY DAY  
AMERICAN GUARANTY TITLE COMPANY  
AMERICAN GUARANTY TITLE INSURANCE COMPANY

I, Shaun Christopher Axton, a Registered Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Lots SEVENTEEN (17) through TWENTY (20) of Block Two (2), in JACQUARTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, also known as Lots SEVENTEEN (17) and EIGHTEEN (18) in JACQUARTS ADDITION, a subdivision of the West half of Block 2, MCCLURES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lots TWENTY-ONE (21) and TWENTY-TWO (22), of TOOL'S SUBDIVISION OF BLOCK TWO, MCCLURES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said tract of land contains an area of 28,489 square feet or 0.6540 acres, more or less.

I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described hereon is the same as the property described in American Guaranty Title Insurance Company Commitment No. 06100339-5 dated September 28, 2006, provided to us by American Guaranty Title Company, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.
2. This map or plat and the survey on which it is based were made in accordance with 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, and the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 2005 and meets the positional tolerance requirements of an Urban Survey, as defined therein, and includes items 1-4, 7a, 8-10, and 11a in Table A contained therein.
3. Said described property is located within an area having a Zone Designation of "X" (Not A Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0960 G, with a date of identification of July 02, 2002 for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. All setback lines shown on the recorded plat have been shown hereon.
5. The Property has direct physical access to Eleventh Street and Columbus Avenue, both dedicated public streets.
6. The number of striped parking spaces located on the property is 0.

Shaun Christopher Axton, P.L.S. 1494

Date

**Notes:**

1. The bearing of South 89°52'26" East as shown on the North line of TOOL'S SUBDIVISION was used as the basis of bearing for this survey.

Items listed in Schedule B Part II of American Guaranty Title Insurance Company Commitment No. 06100339-5 dated September 28, 2006, provided to us by American Guaranty Title Company, corresponding to the following exception numbers:

7. Property is subject to AIRPORT ZONING ORDINANCES AND REGULATIONS recorded in Book 906, Page 301; in Book 993, Page 157; in Book 1028, Page 521; in Book 2237, Page 340; in Book 2237, Page 315; and in Book 3065, Page 621.
8. Property is subject to North Downtown Revitalization District set out in ORDINANCE NO. 20726, recorded in Book 7270, Page 1746, inasmuch as subject property is a part of land described therein.

**Utility Statement**

The underground utilities shown have been located from field survey information and existing drawings. 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 he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**320 N.W. 11th Street**  
**ALTA/ACSM Land Title Survey**

1684 S.W. 86th Street, Suite C - Oklahoma City, OK 73159  
405.681.3325 voice - 405.681.3326 fax - axton @ rpl.net  
Certificate of Authorization No. 3045 - Expires June 30, 2007  
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Project No: 2195 Date: 10/25/06 Scale: 1"=30'  
Drawn By: MWH Party Chief: CMR Revisions:  
DWG File: 2195.dwg FB/Data File: 2195c.txt



**LEGEND**

- |     |                         |    |                                     |
|-----|-------------------------|----|-------------------------------------|
| A/C | - AIR CONDITIONING UNIT | PP | - PULL BOX                          |
| ○   | - CLEAN OUT             | PP | - POWER POLE                        |
| ⊙   | - ELECTRIC MANHOLE      | US | - POWER POLE W/ UNDERGROUND SERVICE |
| ⊕   | - ELECTRIC RISER        | ⊕  | - SPRINKLER HEAD                    |
| ⊕   | - FIRE DEPT. CONNECTION | ⊕  | - SPRINKLER VALVE                   |
| ⊕   | - FIRE HYDRANT          | ⊕  | - SANITARY SEWER MANHOLE            |
| ⊕   | - FUEL FILLER PORT      | ⊕  | - STORM SEWER MANHOLE               |
| ⊕   | - GAS METER             | ⊕  | - SIGN                              |
| ⊕   | - GUARD POST            | ⊕  | - TELEPHONE MANHOLE                 |
| ⊕   | - GAS VALVE             | ⊕  | - TELEPHONE RISER                   |
| ⊕   | - GUY WIRE              | ⊕  | - TELEPHONE UNDERGROUND             |
| ⊕   | - INLET                 | ⊕  | - TRAFFIC SIGNAL LIGHT              |
| ⊕   | - LIGHT POLE            | ⊕  | - VENT                              |
| ⊕   | - MONITORING WELL       | ⊕  | - WATER METER                       |
| ⊕   | - MAIL BOX              | ⊕  | - WATER VAULT                       |
| ⊕   | - MARKER                | ⊕  | - WATER VALVE                       |

- |         |                       |
|---------|-----------------------|
| — E —   | - ELECTRIC LINE       |
| — SS —  | - SANITARY SEWER LINE |
| — W —   | - WATER LINE          |
| — X —   | - FENCE               |
| — OHD — | - OVERHEAD LINE       |
| — STS — | - STORM SEWER LINE    |
| — F/O — | - FIBER OPTIC LINE    |
| — G —   | - GAS LINE            |
| — C —   | - COMMUNICATION LINE  |

ZONING DATA	
DISTRICT: C-CBDF-CENTRAL BUSINESS DISTRICT FRINGE DISTRICT	
MINIMUM YARD REQUIREMENTS	
FRONT:	0'
SIDE:	0'
REAR:	0'

**GRAPHIC SCALE**

