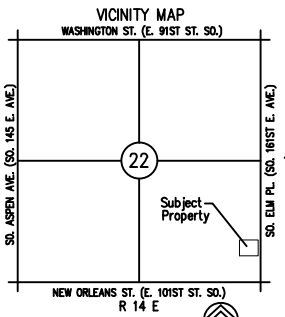
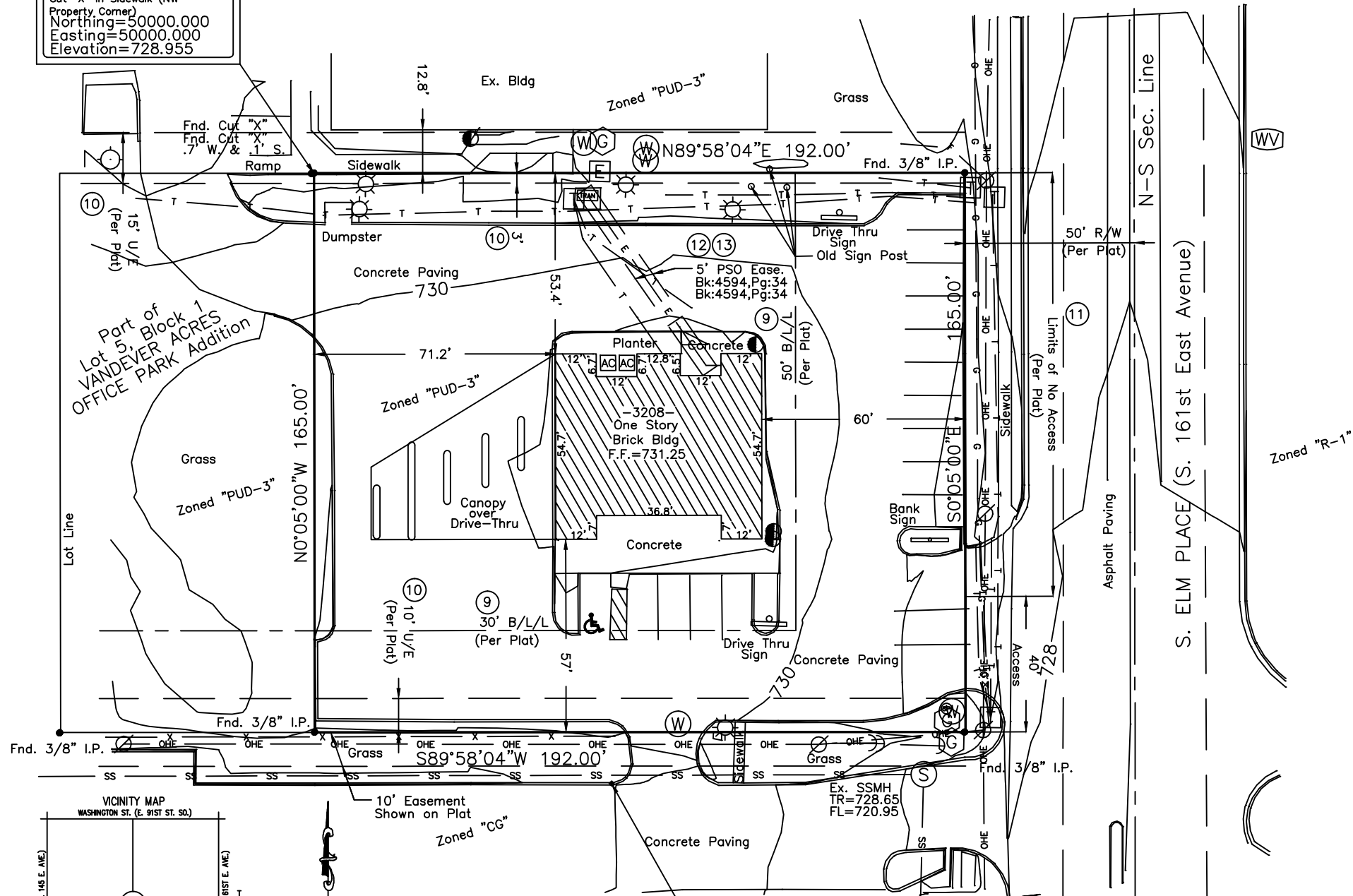


Benchmark #2
Cut "X" in Sidewalk (NW
Property Corner)
Northing=50000.000
Easting=50000.000
Elevation=728.955



SCALE: 1"=40'
Basis of Bearing
Subdivision Plat

PARKING SPACES	
14	REGULAR SPACES
1	HANDICAP SPACES
15	TOTAL SPACES

Benchmark #1
Cut "X" on top of curb
Northing=49819.906
Easting=50087.812
Elevation=731.533

Flood Zone Designation
Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" unshaded by FEMA, on Flood Insurance Rate Map No. 40143C0393 L, dated October 16, 2012.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise 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 utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. All shown located utilities were located in reference to Call OKIE #: 16032419103188.

SCHEDULE B-II (Exceptions)
#8: All easements, terms, conditions, restrictions and covenants set forth in the Certificate of Dedication and Restrictive Covenants, Plat No. 3742 which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects subject property, but blanket in nature, therefore unplottable.

#9: 25 foot building set back line along Elm Place (South 161st East Avenue) and a 30 foot building set back line on the south as shown on the recorded Plat No. 3742. Affects as shown hereon (Plat shows 50' set back along Elm Place).

#10: Easement the south 10 feet and the north 3 feet as shown on the recorded Plat No. 3742. Affects as shown hereon.

#11: Limits of no access as shown on the recorded Plat No. 3742. Affects as shown hereon.

#12: Underground Right-of-Way Easement in favor of Public Service Company of Oklahoma recorded in Book 4594, page 34. Affects as shown hereon.

#13: Underground Right-of-Way Easement in favor of Public Service Company of Oklahoma recorded in Book 4786, page 108. Affects as shown hereon.

POSSIBLE ENCROACHMENTS:
-No easement provided for underground telephone along North side of property.
-Sidewalk is over the North property line.
-Exception #12 & #13 cover the underground electric line to the building, but does not cover the transformer pad.

GENERAL NOTES:
-Property has direct access to S. Elm Place, which is a dedicated public street.
-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.
-There is no observed evidence of current earth moving work, building construction or building additions.
-There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
-The plat shows a 10' easement adjacent to the South property line on the adjoinder's property, but no documents were provided for it.

The east 192 feet of Lot 5, Block 1, Vandever Acres Office Park, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma, according to the plat recorded Plat No. 3742. Containing 31,679.99 or 0.727 Acres, more or less.

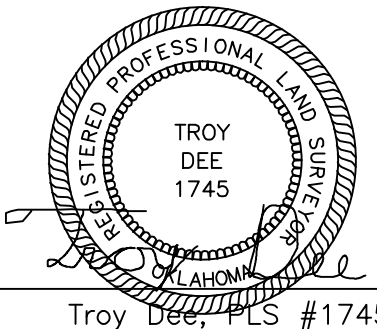
To: SRI Real Estate Properties LLC, a Delaware limited liability company, American Eagle Title Group, LLC and Fidelity National Title Insurance Company

The property described hereon is located completely within the property described in Fidelity National Title Insurance Company Commitment No. 1601-0032-68 with an Effective Date of January 25, 2016 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.

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, 4, 7, 8, 9, 10, 11 and 16 of Table A thereof. The field work was completed on March 29, 2016.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

LEGEND		
⊗ POWER POLE	⊙ GAS METER	— W — WATER LINE
⊙ LIGHT POLE	⊙ GAS VALVE	— G — GAS LINE
⊙ GUY ANCHOR	⊙ SIGN	— SS — SANITARY SEWER LINE
⊙ ELECTRIC METER	⊙ FIRE HYDRANT	— T — TELEPHONE LINE
⊙ ELEC. TRANSFORMER	⊙ WATER METER	— FO — FIBER OPTIC LINE
⊙ SANITARY SEWER MANHOLE	⊙ WATER VALVE	— OHE — OVERHEAD POWERLINE
⊙ SANITARY SEWER CLEANOUT	⊙ SECTION CORNER	— x — BARBED WIRE FENCE
⊙ ACCESS LID	⊙ QUARTER CORNER	— B/L/L — BUILDING LIMIT LINE
⊙ TELEPHONE RISER	S.I.P. SET 3/8" IRON PIN	— U/E — UTILITY EASEMENT
⊙ MONITORING WELL	F.I.P. FOUND 3/8" IRON PIN	— I.P. — IRON PIN
⊙ BOLLARD	⊙ ROOF DRAIN	— H/C — HANDICAP
⊙ FIRE DEPARTMENT CONNECT	⊙ TRAFFIC SIGNAL BOX	— RCP — REINFORCED CONC. PIPE



3-31-16

3208 S. Elm Pl., Broken Arrow
Golden Land Surveying

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Telephone: (405) 802-7883
C.A. #7263 Exp. Date: 6/30/2016
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Troy Dee, PLS #1745