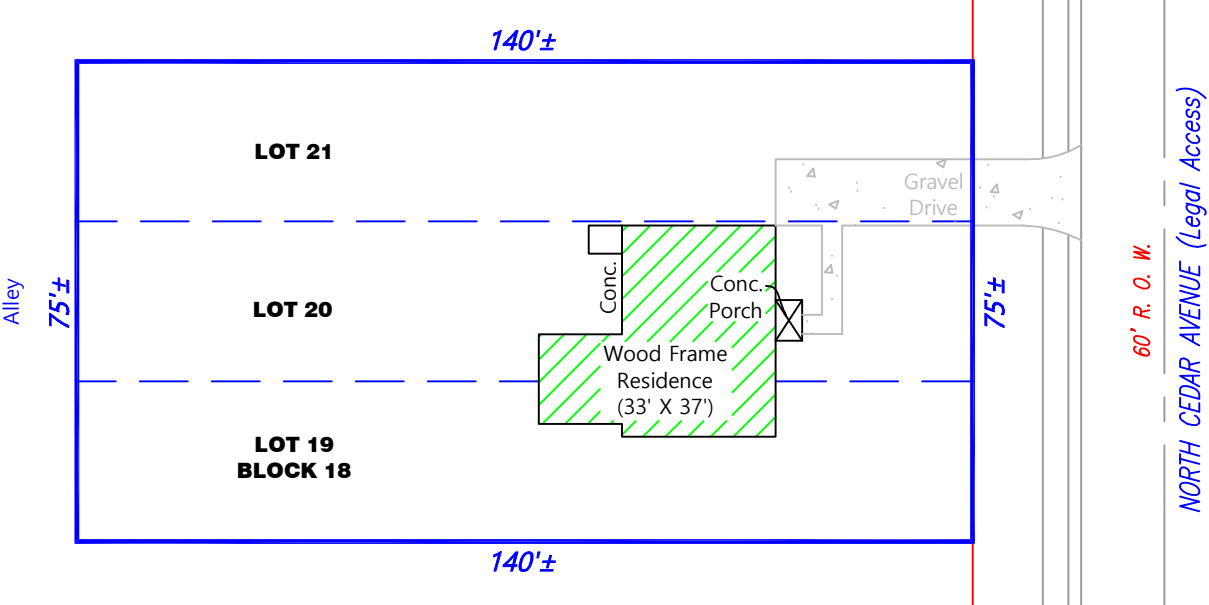
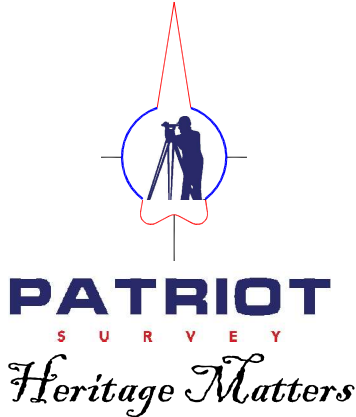
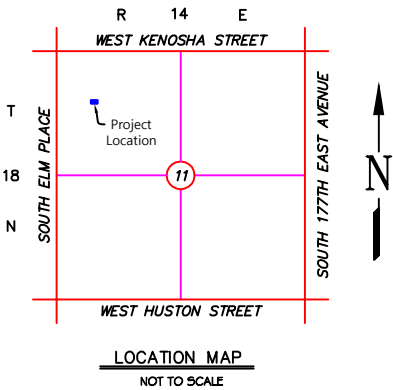


MORTGAGE INSPECTION REPORT
PORTIONS OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 14 EAST
TULSA COUNTY, OKLAHOMA
616 N CEDAR AVE
BROKEN ARROW, OK 74012
KETCHUM PROPERTIES LLC



TRACT DESCRIPTION

Lots Nineteen (19), Twenty (20), and Twenty-one (21), Block Eighteen (18), NORTH SIDE ADDITION to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 509.

TITLE INFORMATION

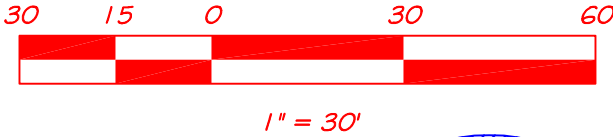
Fidelity National Title Insurance Company, by FirstTitle & Abstract Services, LLC, Commitment No.: 3062502092, effective April 8, 2025. Easements noted on Schedule B, Sec. II: Plat No. 509 – easements shown. Statutory R.O.W. – does not affect property. No additional easements noted.

SURVEYOR CERTIFICATION

I certify that the above inspection report shows the improvements, other than fences, as located on the premises described, that they are entirely within the described tract boundaries are based upon physical features, there are no significant encroachments, except as indicated, that the above report shows all recorded plat and other such easements as have been disclosed and furnished to me by the client, that the report was prepared for identification purposes only for the mortgagee and IS NOT A LAND OR PROPERTY LINE SURVEY, that NO CORNERS WERE SET and IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENT LINES. No liability is assumed herein for future landowners or lending institutions. This Certification IS NOT TRANSFERABLE. If the Surveyors Seal and signature are not in color, this is an unauthorized copy. FEDERAL COPYRIGHT LAWS APPLY.

David L. M. Louy 04/21/2025
DAVID L. M. LOUY, OK LS #1310 DATE

R.O.W. = Right of Way



Job: # 42750 -
Buyer - KETCHUM PROPERTIES LLC

PATRIOT
S U R V E Y
P. O. Box 966, Jenks OK 74037
1-833-752-8833
CA 8229, Eff. to 6-30-2025

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