



#### LEGAL DESCRIPTION EXHIBIT "A"

A TRACT OF LAND THAT IS PART OF LOT 1, BLOCK 1, BROKEN ARROW POST ACUTE HEALTH CARE CAMPUS, BEING PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1. BLOCK 1 AND THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ALBANY STREET (EAST 61ST STREET SOUTH); THENCE \$88°40'54"W AND ALONG SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 493.67 FEET; THENCE N88°27'22"W FOR A DISTANCE OF 17.80 FEET; THENCE N44°53'14"W FOR A DISTANCE OF 36.23 FEET; THENCE N01°19'06"W FOR A DISTANCE OF 237.86 FEET; THENCE N01°17'26"W FOR A DISTANCE OF 148.39 FEET: THENCE N88°40'54"E FOR A DISTANCE OF 523.31 FEET: THENCE N27°00'22"E FOR A DISTANCE OF 40.99 FEET TO A POINT ON THE SOUTH AND WESTERLY RIGHT-OF-WAY OF WEST BOISE CIRCLE AND TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH 02°34'56", HAVING A RADIUS OF 1005.00 FEET FOR A LENGTH OF 45.29 FEET, AND WHOSE LONG CHORD BEARS S64°05'05"E FOR A DISTANCE OF 45.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 83°00'52", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 36.22 FEET, AND WHOSE LONG CHORD BEARS \$23°52'07"E FOR A DISTANCE OF 33.14 FEET; THENCE S17°38'19"W FOR A DISTANCE OF 80.27 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 13°18'02", HAVING A RADIUS OF 153.25 FEET FOR A LENGTH OF 35.58 FEET. AND WHOSE LONG CHORD BEARS \$10°59'18"W FOR A DISTANCE OF 35.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S00°59'00"E FOR A DISTANCE OF 127.54 FEET; THENCE S01°19'06"E FOR A DISTANCE OF 135.00 FEET; THENCE S43°40'54"W A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING, CONTAINING 235,253.57 SQUARE FEET OR 5.40 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON OCTOBER 13, 2014 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, BROKEN ARROW POST ACUTE HEALTH CARE CAMPUS AS S88°40'54"W.

FILE: 143050LG A

### SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 13TH DAY OF OCTOBER, 2014.

CLIFF
BENNETT
1815
CKLAHOMA HOLD

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CLIFF BENNETT, PLS OKLAHOMA NO.1815 CERT. OF AUTH. NO. 4502 EXP. DATE JUNE 30, 2016

# LEGAL DESCRIPTION EXHIBIT "A" <u>CLOSURE REPORT</u>

North: 398898.4979' East: 2618037.2326'

Course: S88°40'54"W Length: 493.67' North: 398887.1399' East: 2617543.6933' Course: N88°27'22"W Length: 17.80' North: 398887.6195' East: 2617525.8998' Course: N44°53'14"W Length: 36.23' North: 398913.2884' East: 2617500.3318' Course: N01°19'06"W Length: 237.86' North: 399151.0854' East: 2617494.8593' Course: N01°17'26"W Length: 148.39' North: 399299.4378' East: 2617491.5171' Course: N88°40'54"E Length: 523.31' North: 399311.4777' East: 2618014.6886' Course: N27°00'22"E Length: 40.99' North: 399347.9981' East: 2618033.3016'

Length: 45.29' Radius: 1005.00' Delta: 002°34'56" Tangent: 22.65' Chord: 45.29' Course: S64°05'05"E

Course In: N27°12'23"E Course Out: S24°37'27"W RP North: 400241.8103' East: 2618492.7847' End North: 399328.2044' East: 2618074.0373'

Length: 36.22' Radius: 25.00' Delta: 083°00'52" Tangent: 22.12' Chord: 33.14' Course: S23°52'07"E

Course In: S24°37'27"W Course Out: S72°21'41"E RP North: 399305.4779' East: 2618063.6207' End North: 399297.8987' East: 2618087.4471'

Course: S17°38'19"W Length: 80.27' North: 399221.4025' East: 2618063.1243'

Length: 35.58' Radius: 153.25'
Delta: 013°18'02" Tangent: 17.87'
Chord: 35.50' Course: S10°59'18"W

Course In: S72°21'41"E Course Out: N85°39'43"W RP North: 399174.9659' East: 2618209.1695' End North: 399186.5533' East: 2618056.3577'

# LEGAL DESCRIPTION EXHIBIT "A" CLOSURE REPORT (CONT.)

Course: S00°59'00"E Length: 127.54'
North: 399059.0321' East: 2618058.5464'
Course: S01°19'06"E Length: 135.00'
North: 398924.0679' East: 2618061.6524'
Course: S43°40'54"W Length: 35.36'

North: 398898.4959' East: 2618037.2310'

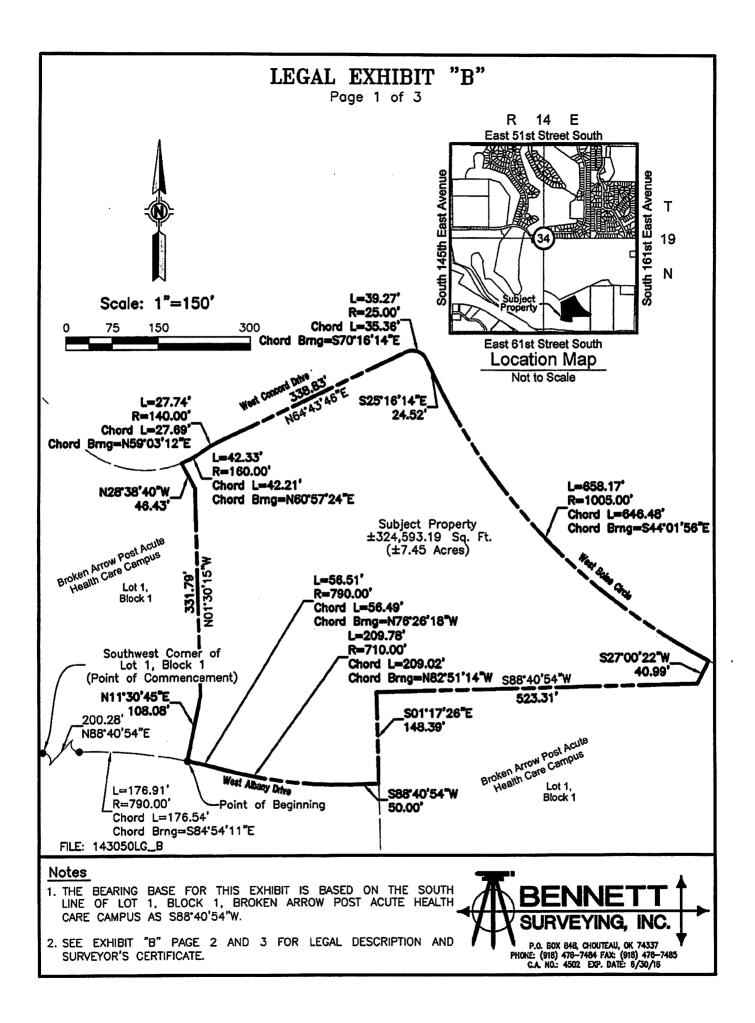
Perimeter: 1993.50' Area: 5.40acres

Error Closure: 0.0026 Course: S38°58'25"W

Error North: -0.00201 East: -0.00162

Precision 1: 765519.23

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#### LEGAL DESCRIPTION EXHIBIT "B"

A TRACT OF LAND THAT IS PART OF LOT 1, BLOCK 1, BROKEN ARROW POST ACUTE HEALTH CARE CAMPUS, BEING PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST ALBANY DRIVE: THENCE N88°40'54"E AND ALONG SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 200.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12°49'51", HAVING A RADIUS OF 790.00 FEET FOR A LENGTH OF 176.91 FEET, AND WHOSE LONG CHORD BEARS \$84°54'11"E FOR A DISTANCE OF 176.54 FEET TO THE POINT OF BEGINNING: THENCE N11°30'45"E FOR A DISTANCE OF 108.08 FEET; THENCE N01°30'15"W FOR A DISTANCE OF 331.79 FEET; THENCE N28°38'40"W FOR A DISTANCE OF 46.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST CONCORD DRIVE; SAID CURVE TURNING TO THE LEFT ON SAID RIGHT-OF-WAY AND THROUGH 15°09'34", HAVING A RADIUS OF 160.00 FEET FOR A LENGTH OF 42.33 FEET, AND WHOSE LONG CHORD BEARS N60°57'24"E FOR A DISTANCE OF 42.21 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE: SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11°21'09", HAVING A RADIUS OF 140.00 FEET FOR A LENGTH OF 27.74 FEET, AND WHOSE LONG CHORD BEARS N59°03'12"E FOR A DISTANCE OF 27.69 FEET; THENCE N64°43'46"E FOR A DISTANCE OF 338.83 FEET TO THE BEGINNING OF A CURVE: SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 39.27 FEET, AND WHOSE LONG CHORD BEARS \$70°16'14"E FOR A DISTANCE OF 35.36 FEET: THENCE S25°16'14"E FOR A DISTANCE OF 24.52 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 37°31'23", HAVING A RADIUS OF 1005.00 FEET FOR A LENGTH OF 658.17 FEET, AND WHOSE LONG CHORD BEARS \$44°01'56"E FOR A DISTANCE OF 646.48 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S27°00'22"W FOR A DISTANCE OF 40.99 FEET; THENCE S88°40'54"W FOR A DISTANCE OF 523.31 FEET: THENCE S01°17'26"E FOR A DISTANCE OF 148.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST ALBANY DRIVE; THENCE S88°40'54"W AND ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 16°55'45", HAVING A RADIUS OF 710.00 FEET FOR A LENGTH OF 209.78 FEET, AND WHOSE LONG CHORD BEARS N82°51'14"W FOR A DISTANCE OF 209.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE: SAID CURVE TURNING TO THE LEFT THROUGH

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04°05'54", HAVING A RADIUS OF 790.00 FEET FOR A LENGTH OF 56.51 FEET, AND WHOSE LONG CHORD BEARS N76°26'18"W FOR A DISTANCE OF 56.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING 324,593.19 SQUARE FEET OR 7.45 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON OCTOBER 13, 2014 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, BROKEN ARROW POST ACUTE HEALTH CARE CAMPUS AS S88°40'54"W.

#### **SURVEYOR'S CERTIFICATE**

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 13TH DAY OF OCTOBER, 2014.

CLIFF BENNETT 1815

OKLAHOMA BOTT

FILE: 143050LG B

CLIFF BENNETT, PLS OKLAHOMA NO.1815 CERT. OF AUTH. NO. 4502 EXP. DATE JUNE 30, 2016

## LEGAL DESCRIPTION EXHIBIT "B" CLOSURE REPORT

North: 399189.1843' East: 2617182.5559'

Course: N11°30'45"E Length: 108.08'
North: 399295.0899' East: 2617204.1267'
Course: N01°30'15"W Length: 331.79'
North: 399626.7655' East: 2617195.4173'
Course: N28°38'40"W Length: 46.43'
North: 399667.5130' East: 2617173.1600'

Length: 42.33' Radius: 160.00'
Delta: 015°09'34" Tangent: 21.29'
Chord: 42.21' Course: N60°57'24"E
Course In: N21°27'49"W Course Out: S36°37'23"E
RP North: 399816.4170' East: 2617114.6144'

End North: 399888.0048' East: 2617114.6144' End North: 399688.0048'

Length: 27.74' Radius: 140.00' Delta: 011°21'09" Tangent: 13.92' Chord: 27.69' Course: N59°03'12"E

Course In: S36°37'23"E Course Out: N25°16'14"W RP North: 399575.6439' East: 2617293.5789' End North: 399702.2441' East: 2617233.8105'

Course: N64°43'46"E Length: 338.83'
North: 399846.8883' East: 2617540.2151'

Length: 39.27' Radius: 25.00'
Delta: 090°00'00" Tangent: 25.00'
Chord: 35.36' Course: S70°16'14"E

Course In: S25°16'14"E Course Out: N64°43'46"E RP North: 399824.2807' East: 2617550.8875' End North: 399834.9515' East: 2617573.4994'

Course: S25°16'14"E Length: 24.52' North: 399812.7780' East: 2617583.9668'

Length: 658.17' Radius: 1005.00'
Delta: 037°31'23" Tangent: 341.38'
Chord: 646.48' Course: S44°01'56"E

Course In: N64°43'46"E Course Out: S27°12'23"W RP North: 400241.8057' East: 2618492.7904' End North: 399347.9918' East: 2618033.3110'

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## LEGAL DESCRIPTION EXHIBIT "B" CLOSURE REPORT (CONT.)

Course: S27°00'22"W Length: 40.99'
North: 399311.4715' East: 2618014.6981'
Course: S88°40'54"W Length: 523.31'
North: 399299.4316' East: 2617491.5266'
Course: S01°17'26"E Length: 148.39'
North: 399151.0792' East: 2617494.8687'
Course: S88°40'54"W Length: 50.00'
North: 399149.9288' East: 2617444.8819'

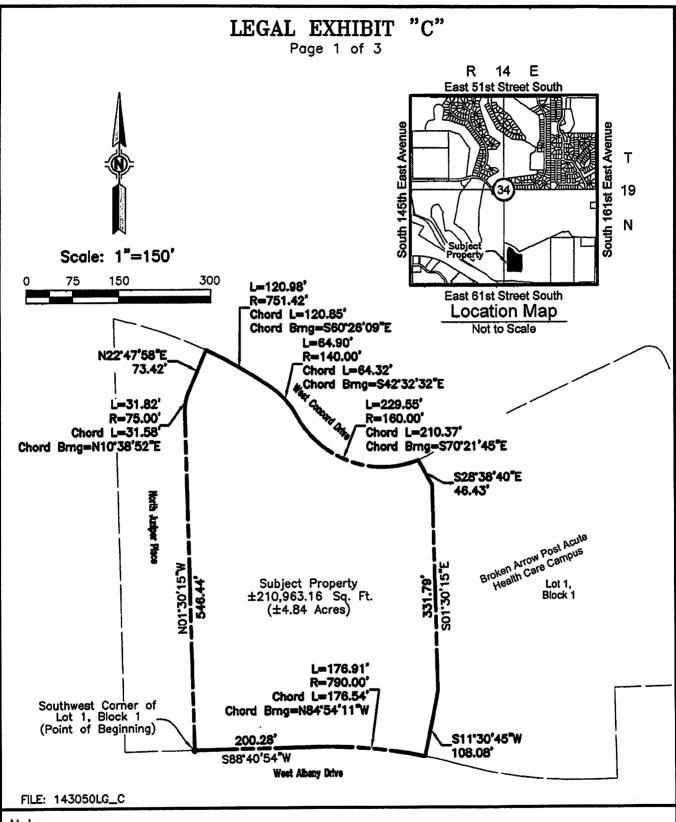
Length: 209.78' Radius: 710.00'
Delta: 016°55'45" Tangent: 105.66'
Chord: 209.02' Course: N82°51'14"W
Course In: N01°19'06"W Course Out: S15°36'39"W
RP North: 399859.7409' East: 2617428.5468'
End North: 399175.9309' East: 2617237.4856'

Length: 56.51' Radius: 790.00'
Delta: 004°05'54" Tangent: 28.27'
Chord: 56.49' Course: N76°26'18"W
Course In: S15°36'39"W Course Out: N11°30'45"E
RP North: 398415.0727' East: 2617024.8950'

End North: 399189.1774' East: 2617182.5706'

Perimeter: 2646.14' Area: 7.45acres Error Closure: 0.0163 Course: S64°49'17"E Error North: -0.00693 East: 0.01473

Precision 1: 161324.54



### <u>Notes</u>

- 1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, BROKEN ARROW POST ACUTE HEALTH CARE CAMPUS AS S88'40'54"W.
- 2. SEE EXHIBIT "C" PAGE 2 AND 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.





### LEGAL DESCRIPTION EXHIBIT "C"

A TRACT OF LAND THAT IS PART OF LOT 1, BLOCK 1, BROKEN ARROW POST ACUTE HEALTH CARE CAMPUS, BEING PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST ALBANY DRIVE: THENCE N01°30'15"W FOR A DISTANCE OF 546.44 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24°18'26", HAVING A RADIUS OF 75.00 FEET FOR A LENGTH OF 31.82 FEET, AND WHOSE LONG CHORD BEARS N10°38'52"E FOR A DISTANCE OF 31.58 FEET; THENCE N22°47'58"E FOR A DISTANCE OF 73.42 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST CONCORD DRIVE; SAID CURVE TURNING TO THE RIGHT ALONG SAID RIGHT-OF-WAY AND THROUGH 09°13'30", HAVING A RADIUS OF 751.42 FEET FOR A LENGTH OF 120.98 FEET, AND WHOSE LONG CHORD BEARS \$60°26'09"E FOR A DISTANCE OF 120.85 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 26°33'44", HAVING A RADIUS OF 140.00 FEET FOR A LENGTH OF 64.90 FEET, AND WHOSE LONG CHORD BEARS \$42°32'32"E FOR A DISTANCE OF 64.32 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE: SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 82°12'09", HAVING A RADIUS OF 160.00 FEET FOR A LENGTH OF 229.55 FEET, AND WHOSE LONG CHORD BEARS \$70°21'45"E FOR A DISTANCE OF 210.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S28°38'40"E FOR A DISTANCE OF 46.43 FEET: THENCE S01°30'15"E FOR A DISTANCE OF 331.79 FEET: THENCE S11°30'45"W FOR A DISTANCE OF 108.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND A POINT ON THE NORTHERLY RIGHT-OF-WAY ON WEST ALBANY DRIVE; SAID CURVE TURNING TO THE LEFT ALONG SAID RIGHT-OF-WAY AND THROUGH AN ANGLE OF 12°49'51", HAVING A RADIUS OF 790.00 FEET FOR A LENGTH OF 176.91 FEET, AND WHOSE LONG CHORD BEARS N84°54'11"W FOR A DISTANCE OF 176.54 FEET; THENCE S88°40'54"W A DISTANCE OF 200.28 FEET TO THE POINT OF BEGINNING, CONTAINING 210,963,16 SOUARE FEET OR 4.84 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON OCTOBER 13, 2014 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, BROKEN ARROW POST ACUTE HEALTH CARE CAMPUS AS S88°40'54"W.

### **SURVEYOR'S CERTIFICATE**

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 13TH DAY OF OCTOBER, 2014.

CLIFF
BENNETT
1815
1815

CLIFF BENNETT, PLS OKLAHOMA NO.1815 CERT. OF AUTH. NO. 4502 EXP. DATE JUNE 30, 2016

## LEGAL DESCRIPTION EXHIBIT "C" CLOSURE REPORT

North: 399200.2606' East: 2616806.4821'

Course: N01°30'15"W Length: 546.44' North: 399746.5123' East: 2616792.1383'

Length: 31.82' Radius: 75.00' Delta: 024°18'26" Tangent: 16.15' Chord: 31.58' Course: N10°38'52"E

Course In: N88°29'39"E Course Out: N67°11'55"W RP North: 399748.4832' East: 2616867.1124' End North: 399777.5486' East: 2616797.9733'

Course: N22°47'58"E Length: 73.42' North: 399845.2320' East: 2616826.4241'

Length: 120.98' Radius: 751.42' Delta: 009°13'30" Tangent: 60.62' Chord: 120.85' Course: S60°26'09"E

Course In: S24°57'06"W Course Out: N34°10'36"E RP North: 399163.9466' East: 2616509.4349' End North: 399785.6049' East: 2616931.5399'

Length: 64.90' Radius: 140.00' Delta: 026°33'44" Tangent: 33.05' Chord: 64.32' Course: S42°32'32"E

Course In: S34°10'36"W Course Out: N60°44'20"E RP North: 399669.7816' East: 2616852.8954' End North: 399738.2152' East: 2616975.0288'

Length: 229.55' Radius: 160.00'
Delta: 082°12'09" Tangent: 139.58'
Chord: 210.37' Course: S70°21'45"E

Course In: N60°44'20"E Course Out: S21°27'49"E RP North: 399816.4217' East: 2617114.6130' End North: 399667.5166' East: 2617173.1632'

Course: S28°38'40"E Length: 46.43'
North: 399626.7691' East: 2617195.4204'
Course: S01°30'15"E Length: 331.79'
North: 399295.0934' East: 2617204.1298'

# LEGAL DESCRIPTION EXHIBIT "C" CLOSURE REPORT (CONT.)

Course: S11°30'45"W Length: 108.08' North: 399189.1879' East: 2617182.5590'

Length: 176.91' Radius: 790.00'
Delta: 012°49'51" Tangent: 88.83'
Chord: 176.54' Course: N84°54'11"W
Course In: S11°30'45"W Course Out: N01°19'06"W
RP North: 398415.0817' East: 2617024.8895'
End North: 399204.8719' East: 2617006.7171'

Course: S88°40'54"W Length: 200.28' North: 399200.2640' East: 2616806.4901'

Perimeter: 1930.60' Area: 4.84acres
Error Closure: 0.0087 Course: N66°53'20"E
Error North: 0.00340 East: 0.00796

Precision 1: 219551.72