

Property Exhibit Exhibit "A"

SHEET 1 OF 2

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION; THENCE N88°38'50"E ALONG SAID SECTION FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT #2024068973, ACCORDING TO TULSA COUNTY LAND RECORDS; THENCE S01°32'38"E FOR A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** (P.O.B.); THENCE N88°38'50"E AND PARALLEL TO SAID SECTION FOR A DISTANCE OF 559.80 FEET; THENCE S01°21'10"E FOR A DISTANCE OF 60.00 FEET; THENCE N88°38'50"E FOR A DISTANCE OF 78.92 FEET TO A POINT ON THE EASTERN BOUNDARY OF AN EXISTING 20 FOOT SEWER EASEMENT TO THE CITY OF BROKEN ARROW, OKLAHOMA RECORDED IN BOOK 4166, PAGE 1345, ACCORDING TO TULSA COUNTY LAND RECORDS THEREOF; THENCE S03°32'36"E ALONG THE EASTERN BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 147.15 FEET; THENCE S31°39'38"E ALONG THE EASTERN BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 211.93 FEET; THENCE S88°38'50"W AND PARALLEL TO SAID SECTION FOR A DISTANCE OF 749.99 FEET; THENCE N01°32'38"W FOR A DISTANCE OF 390.00 FEET TO THE **POINT OF BEGINNING** (P.O.B.). SAID TRACT CONTAINING 5.86 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN AS N88°38'50"E.

SURVEYOR'S CERTIFICATE

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY 2026.



A. B.

AARON BURNS, P.L.S.
OKLAHOMA NO. 1923
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2027

LAST SITE VISIT: NOVEMBER 6, 2025



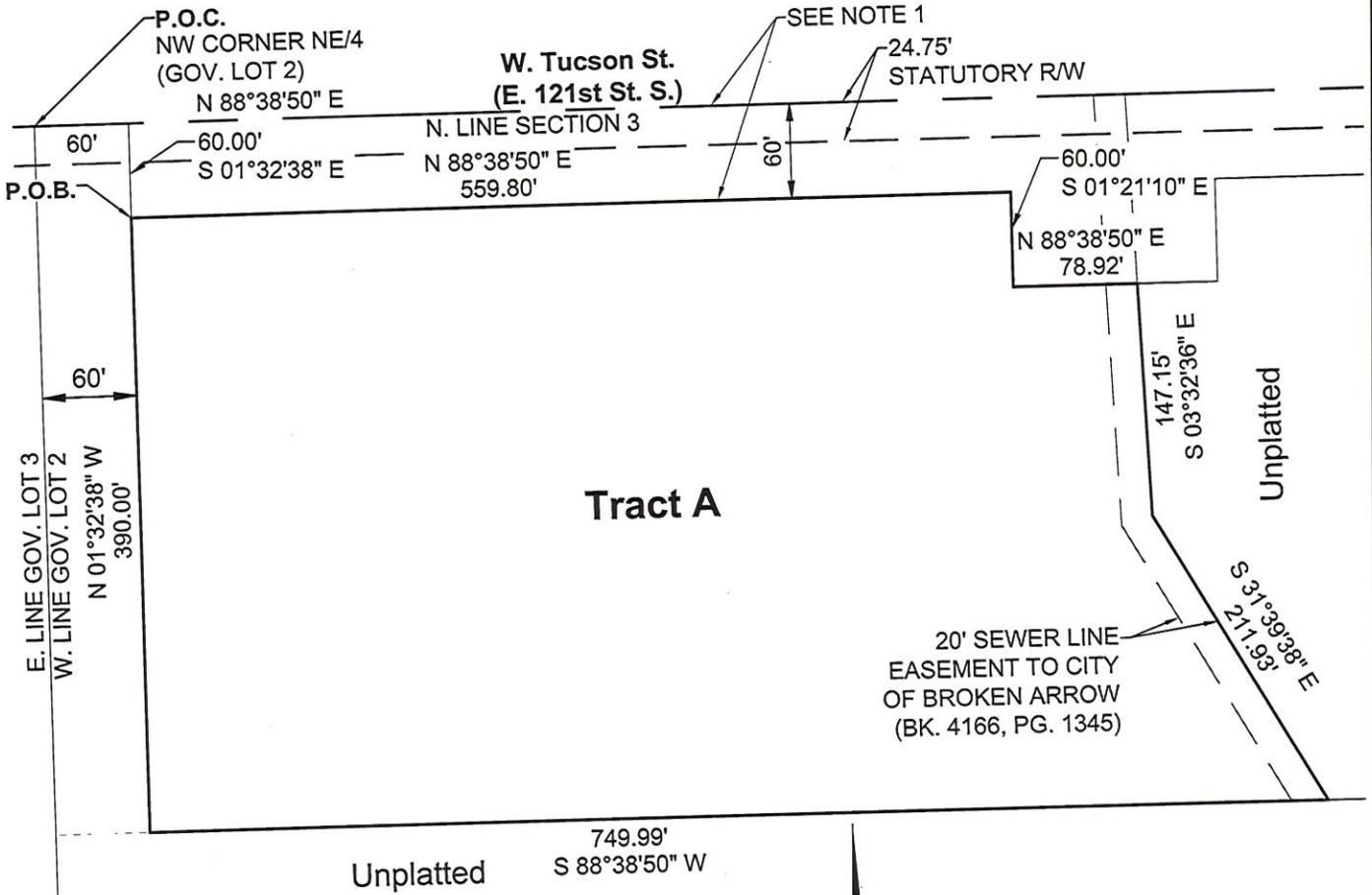
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SHEET 2 OF 2

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.



NOTE 1
SPECIAL WARRANTY DEED TO AEQUITAS HOLDINGS (DOC. #2024068973)

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN AS N88°38'50"E.

SURVEYOR'S LAST SITE VISIT:
NOVEMBER 6, 2025

CERTIFICATION
I, AARON BURNS, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

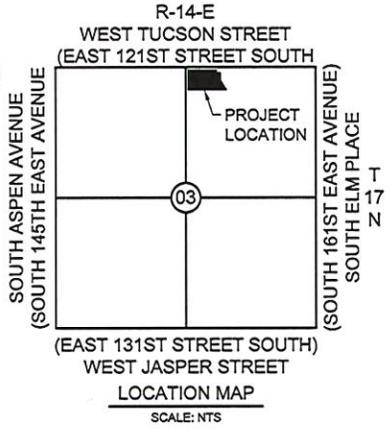
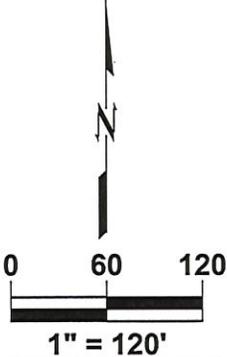
WITNESS MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY, 2026.



Aaron Burns
AARON BURNS P.L.S.
OKLAHOMA NO. 1923
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2027



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ORIG SIZE: 8.5"X14"

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