

Bearings based on the West line of the NW/4 of Section 34, T18N, R14E, Tulsa County having a bearing of S00°05'22"W per Plat #6573

LEGAL DESCRIPTIONS:

ORIGINAL WEST TRACT General Warranty Deed, Doc #2025074014

Lot One (3) of Block One (1) and the South 76.00 feet of Lot Two (2) of Block One (1), "ASPEN RIDGE BUSINESS PARK NORTH" an addition to the City of Broken Arrow, Tulsa County, Oklahoma, filed as Plat #7152 at the office of the Tulsa County Clerk, more particularly described as follow. Beginning at the Southeast corner of said Lot Three (3), thence along the East line of said Block One (1), N00°05'22"E a distance of 183.00 feet; thence N89°53'38"W a distance of 213.25 feet; thence along the West line of said Block One (1), S00°05'22"W a distance of 183.00 feet; thence S89°53'38"E a distance of 213.25 feet to the Point of Beginning.

Having a total area of 39,025 Square Feet or 0.8959 Acres

ORIGINAL EAST TRACT General Warranty Deed, Doc #2025074013

Lot One (1) of Block Two (2), "ASPEN RIDGE BUSINESS PARK NORTH" an addition to the City of Broken Arrow, Tulsa County, Oklahoma, filed as Plat #7152 at the office of the Tulsa County Clerk, Less and Except a part thereof described as; Beginning at the Northwest corner of said Lot One (1) of Block Two (2); thence S51°46'25"E a distance of 44.50 feet; thence S00°05'22"W a distance of 106.04 feet; thence N89°53'38"W a distance of 35.00 feet; thence along the West line of said Block Two (2), N00°05'22"E a distance of 133.51 feet to the Point of Beginning.

Having a total area of 124,587 Square Feet or 2.8601 Acres

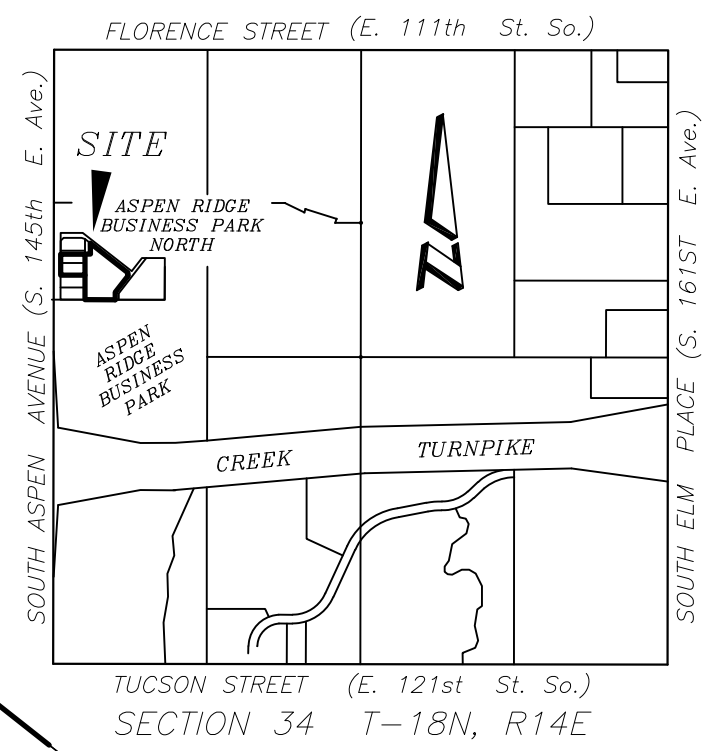
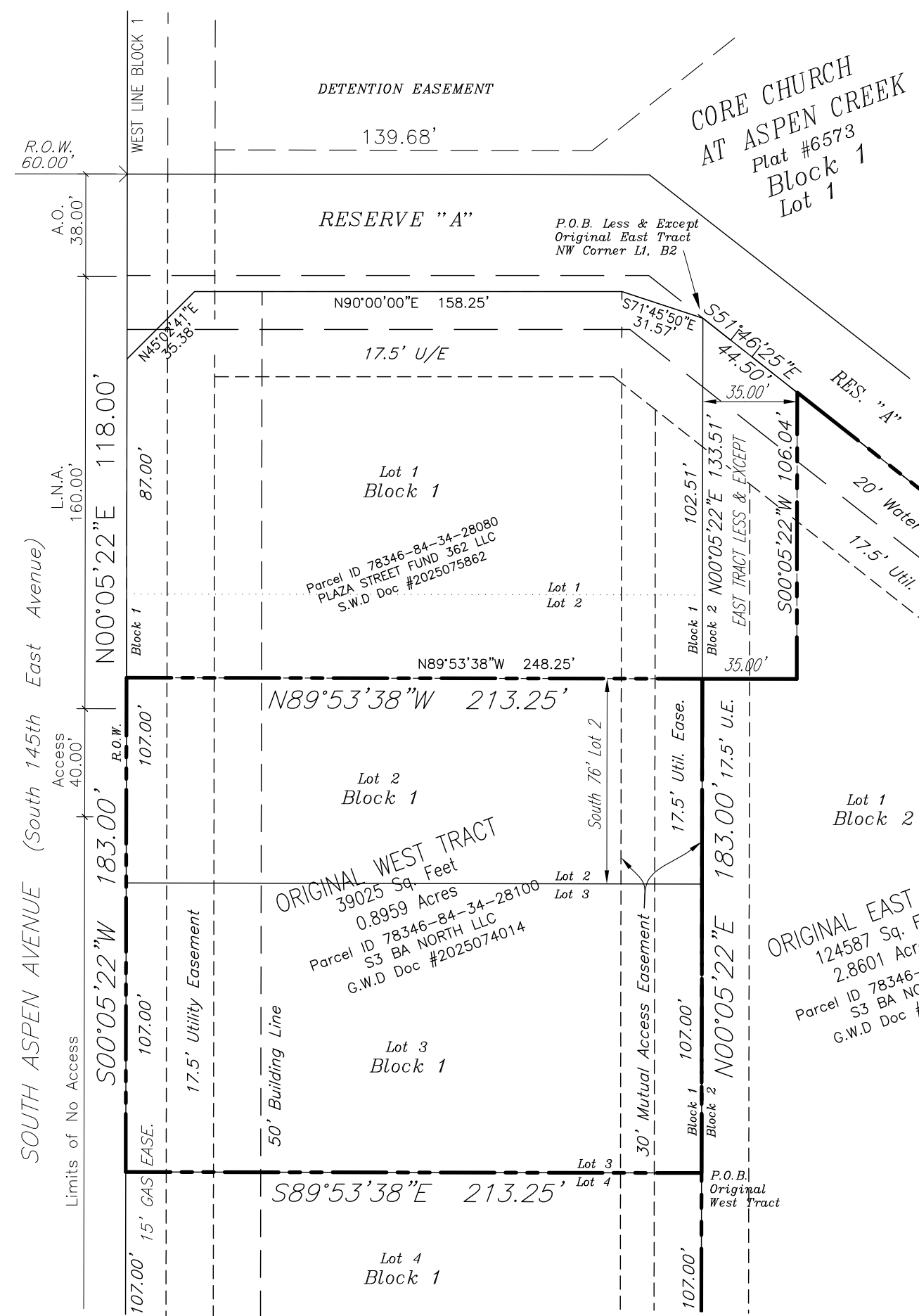
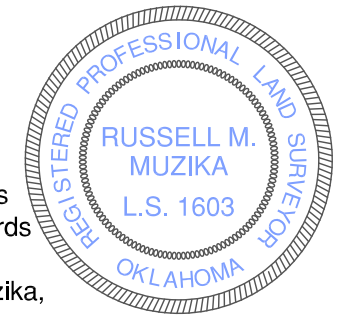


EXHIBIT A
ORIGINAL TRACTS BEFORE
LOT LINE ADJUSTMENT
 Part Lot 2 and Lot 3 of Block 1,
 and, Part Lot 1 of Block 2,
 "ASPEN RIDGE BUSINESS PARK NORTH"
 City of Broken Arrow, Tulsa County

ORIGINAL WEST TRACT
 39025 Sq. Feet
 0.8959 Acres
 Parcel ID 78346-84-34-28100
 S3 BA NORTH LLC
 G.W.D Doc #2025074014

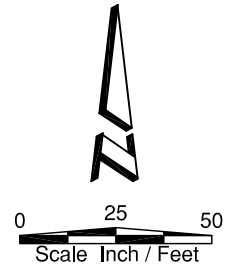
ORIGINAL EAST TRACT
 124587 Sq. Feet
 2.8601 Acres
 Parcel ID 78346-84-34-28130
 S3 BA NORTH LLC
 G.W.D Doc #2025074013



This legal description meets Oklahoma minimum standards for legal descriptions.
 Prepared by Russell M. Muzika, Ok. PLS No. 1603
 February 24, 2026



GEODECA LLC
 P.O. Box 33012
 Tulsa Oklahoma 74153
 (918) 949 4065
 CA # 5524 renewal date 6/30/2026



Bearings based on the West line of the NW/4 of Section 34, T18N, R14E, Tulsa County having a bearing of S00°05'22"W per Plat #6573

LEGAL DESCRIPTIONS:

FINAL WEST TRACT (combined)

Lot One (3) of Block One (1) and the South 76.00 feet of Lot Two (2) of Block One (1), and a part of Lot One (1) of Block Two (2), "ASPEN RIDGE BUSINESS PARK NORTH" an addition to the City of Broken Arrow, Tulsa County, Oklahoma, filed as Plat #7152 at the office of the Tulsa County Clerk, more particularly described as follow. Beginning at the Southwest corner of said Lot Three (3), thence along the South line of said Lot One (3), S89°53'38"E a distance of 242.95 feet; thence N00°05'22"E a distance of 183.00 feet; thence N89°53'38"W a distance of 242.95 feet; thence along the West line of said Block One (1), S00°05'22"W a distance of 183.00 feet to the Point of Beginning.

Having a total area of 44,460 Square Feet or 1.0207 Acres

FINAL EAST TRACT (remainder)

Lot One (1) of Block Two (2), "ASPEN RIDGE BUSINESS PARK NORTH" an addition to the City of Broken Arrow, Tulsa County, Oklahoma, filed as Plat #7152 at the office of the Tulsa County Clerk, Less and Except a part thereof described as; Beginning at the Northwest corner of said Lot One (1) of Block Two (2); thence S51°46'25"E a distance of 44.50 feet; thence S00°05'22"W a distance of 106.04 feet; thence N89°53'38"W a distance of 35.00 feet; thence along the West line of said Block Two (2), N00°05'22"E a distance of 133.51 feet to the Point of Beginning. Also Less and Except a part thereof described as; Beginning at the Southeast corner of Lot Three (3), of Block One (1), "ASPEN RIDGE BUSINESS PARK NORTH"; thence S89°53'38"E a distance of 29.70 feet; thence N00°05'22"E a distance of 183.00 feet; thence N89°53'38"W a distance of 29.70 feet; thence along the East line of said Block One (1), S00°05'22"W a distance of 183.00 feet to the Point of Beginning.

Having a total area of 119,152 Square Feet or 2.7353 Acres

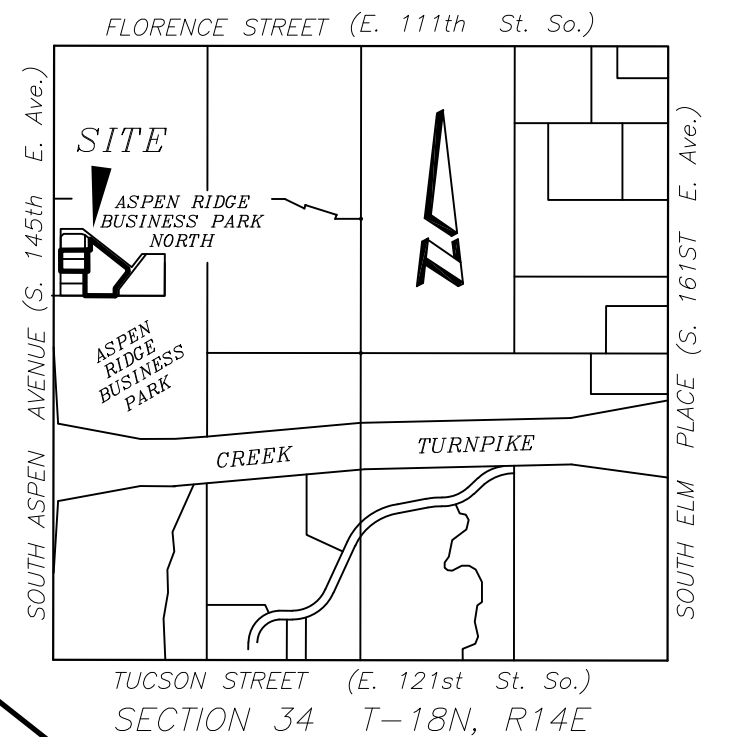
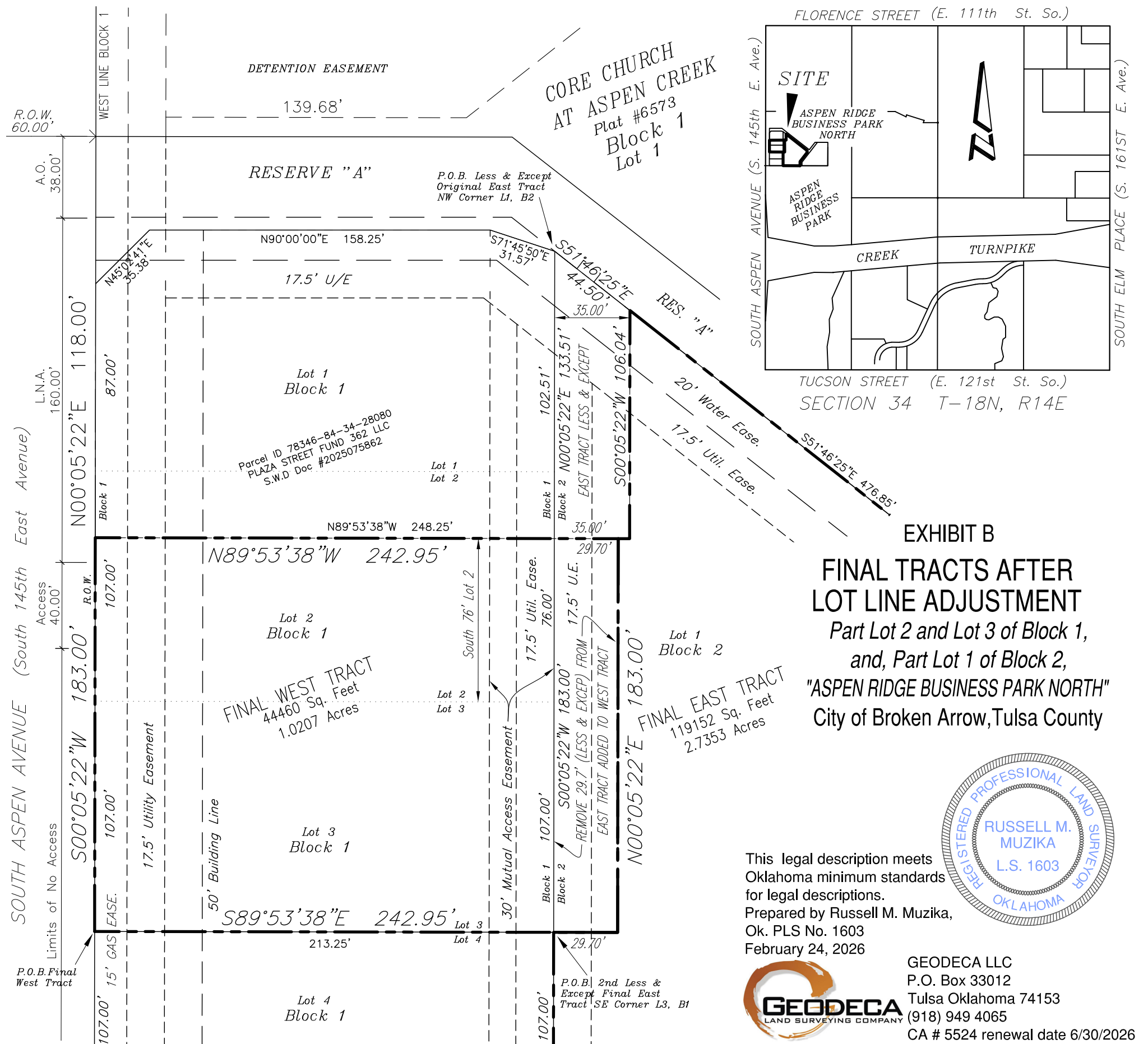
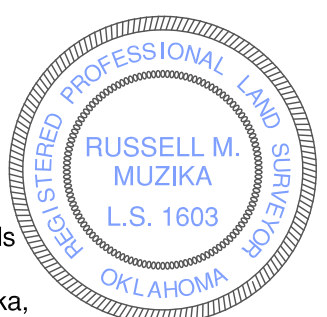


EXHIBIT B
FINAL TRACTS AFTER
LOT LINE ADJUSTMENT
 Part Lot 2 and Lot 3 of Block 1,
 and, Part Lot 1 of Block 2,
 "ASPEN RIDGE BUSINESS PARK NORTH"
 City of Broken Arrow, Tulsa County



This legal description meets Oklahoma minimum standards for legal descriptions.
 Prepared by Russell M. Muzika, Ok. PLS No. 1603
 February 24, 2026



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