

SURVEYED PROPERTY DESCRIPTION

BEING a tract of land situated in the SE1/4 of the SE 1/4 of Section 4, Township 18 North, Range 15 East of the Indian Meridian, City of Broken Arrow, Wagoner County, Oklahoma, and being all of those tracts of land described in a General Warranty Deed to Oneta71 LLC, recorded in Book 2913, Page 309 and all of that tract of land described in a General Warranty Deed to Oneta71 LLC, recorded in Book 2913, Page 323, both of the Official Public Records of Wagoner County, Oklahoma, and being more particularly described as follows:

COMMENCING at an ODOT brass disk found for the southeast corner of Section 4, Township 18 North, Range 15 East, and being the centerline intersection of E. 71st Street (E. Kenosha Street) and S. 241st East Avenue;

THENCE North 01°34'19" West, along the east line of said section 4, a distance of 50.0 feet to a MAG nail with a washer, stamped "KHA PLS1767" set for the **POINT OF BEGINNING** of the herein described tract, same being the southeast corner of the Oneta71 LLC tract as recorded in said Book 2913, Page 309;

THENCE South 89°06'27" West, departing the east line of said Section 4 and said S. 241st East Avenue, along the south line of the Oneta71 LLC tract as recorded in said Book 2913, Page 309 and along the north right of way line of said E. 71st Street (E. Kenosha Street), a distance of 662.27 feet to a concrete monument found for the southwest corner of said Oneta71 LLC, same being on the east line of a tract of land described in a deed to Public Service Company of Oklahoma, recorded in Book 526, Page 92 of the Official Public Records of Wagoner County, Oklahoma;

THENCE North 01°26'58" West, departing the north right of way line of said E. 71st Street (E. Kenosha Street), along the west line of the Oneta71 LLC tract as recorded in said Book 2913, Page 309, a west line of Oneta71 LLC tract as recorded in said Book 2913, Page 323 and the east line of said Public Service Company of Oklahoma tract, a distance of 611.72 feet to a 1/2-inch iron rod found for the northeast corner of said for corner of said Public Service Company of Oklahoma tract;

THENCE South 89°03'28" West, along a south line of the Oneta71 LLC tract as recorded in said Book 2913, Page 323 and the north line of said Public Service Company of Oklahoma tract, a distance of 661.50 feet to a 5/8-inch iron rod with an illegible plastic cap found for the westerly, southwest corner of the Oneta71 LLC tract as recorded in said Book 2913, Page 323 and the northwest corner of said Public Service Company of Oklahoma tract, same being on the east line of Meadowood Estates III, an addition to the City of Broken Arrow, according to the Map or Plat, recorded in Book 5, Page 7 of the Plat Records of Wagoner County, Oklahoma;

THENCE North 01°22'03" West, along the west line of the Oneta71 LLC tract as recorded in said Book 2913, Page 323 and the east line of said Meadow Estate III, a distance of 249.47 feet to a 5/8-inch iron rod with an illegible plastic cap found at the northwest corner of Oneta71 LLC tract

as recorded in said Book 2913, Page 323, same being the southwest corner of tract of land, described in a deed to Celia M. Zuccala, et al, recorded in Book 2965, Page 614 of the Official Public Records of Wagoner County, Oklahoma;

THENCE North 89°01'55" East, along the north line of the Oneta71 LLC tract as recorded in said Book 2913, Page 323 and the south line of said Zuccala, et al tract, a distance of 1,321.56 feet to a MAG nail with a washer, stamped "KHA PLS1767" set in S. 241st East Avenue, on the east line of said Section 4, for the northeast corner of the Oneta71 LLC tract as recorded in said Book 2913, Page 323 and the southeast corner of said Zuccala, et al tract;

THENCE South 01°34'19" East, along the east line of said Section 4, a distance of 862.39 feet to the **POINT OF BEGINNING** and containing 16.875 acres (735,084 square feet) of land, more or less.