

LEGAL DESCRIPTIONS:

PARENT TRACTS (before adjustment)

Lot One (1), Lot Two (2) and Lot Three (3) of Block One (1) and 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.

Having a total area of 197,880 Square Feet or 4.5427 Acres

NORTH TRACT

Lot One (1) of Block One (1) and the North 31.00 feet of Lot Two (2) of Block One (1), and a part of Lot One (1) of Block Two (2) of, "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 Northwest corner of said Lot One (1) of Block One (1), thence along the North line of said Lot One (1), N90°00'00"E a distance of 158.25 feet; thence S71°45'50"E a distance of 31.57 feet to 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 248.25 feet; thence along the West line of said Block One (1), N00°05'22"E a distance of 118.00 feet; thence N45°02'41"E a distance of 35.38 feet to the Point of Beginning.

Having a total area of 34,269 Square Feet or 0.7867 Acres

SOUTH TRACT

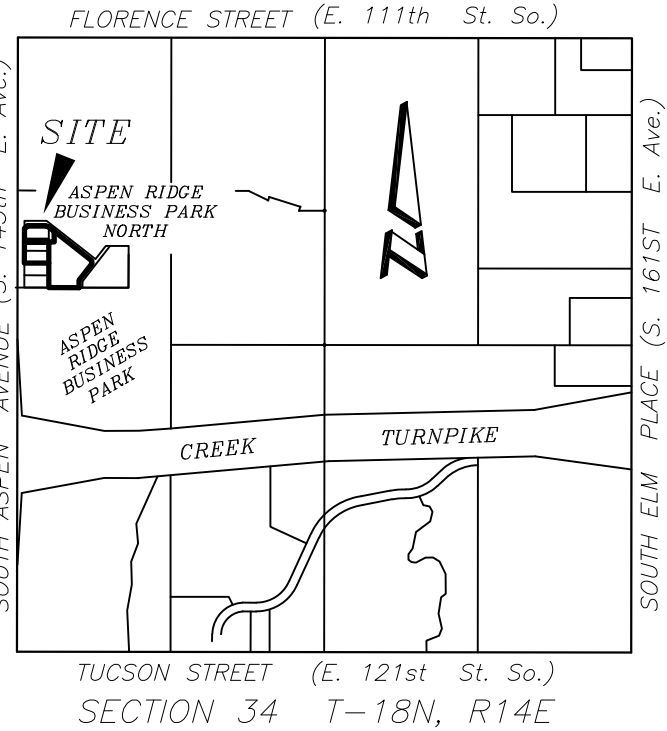
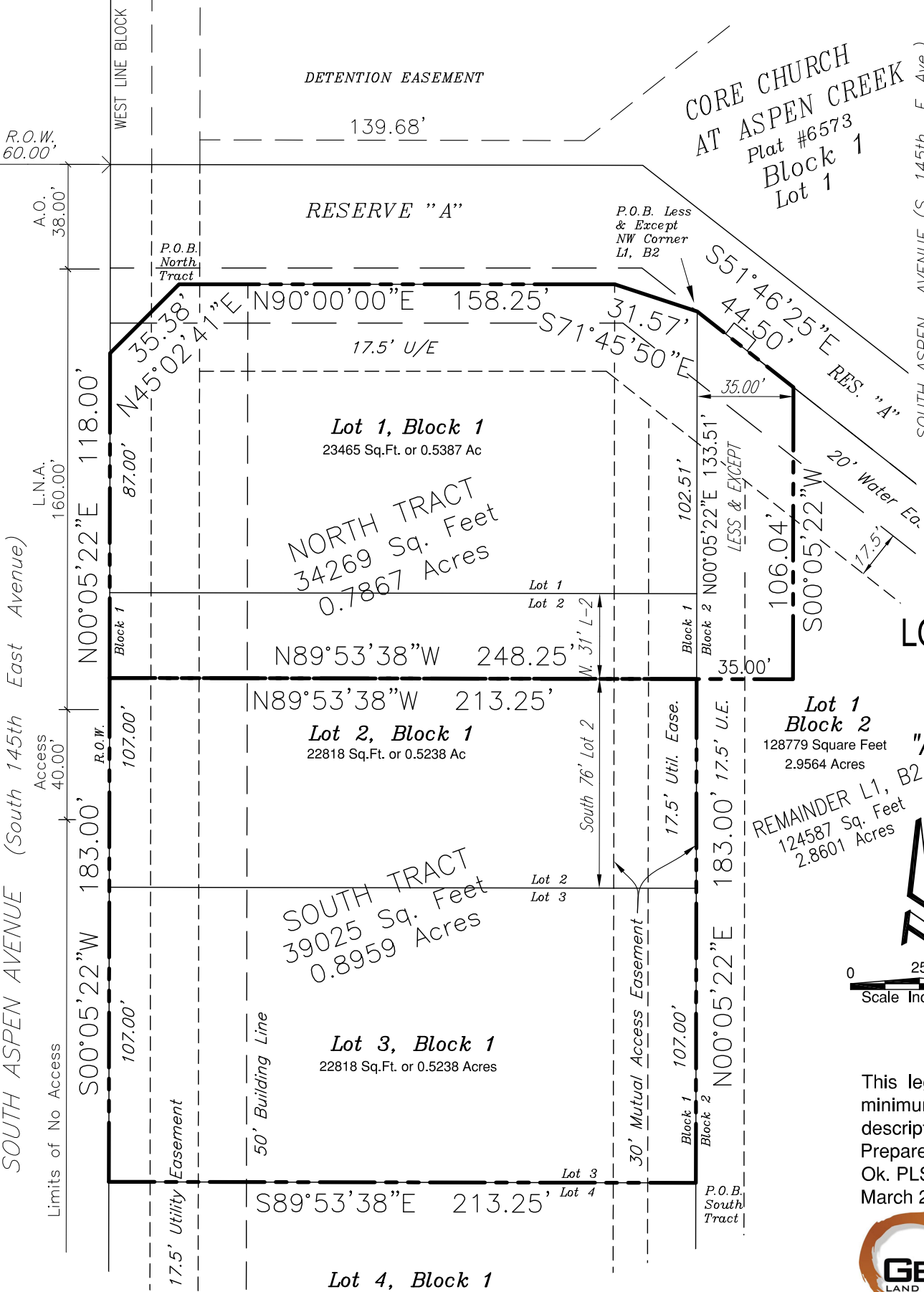
Lot One (3) of Block One (1) and the South 76.00 feet of Lot Two (2) of Block One (1), "ASPEN RIDGE BUSINESS PARK NORTH" an addition to the City of Broken Arrow, Tulsa County, Oklahoma, filed as Plat #7152 at the office of the Tulsa County Clerk, more particularly described as follow. Beginning at the 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

REMAINDER (remainder of Lot1, Block 2)

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



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

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



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

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma. Prepared by Russell M. Muzika, Ok. PLS No. 1603 March 20, 2025