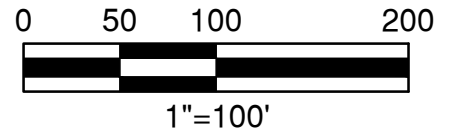
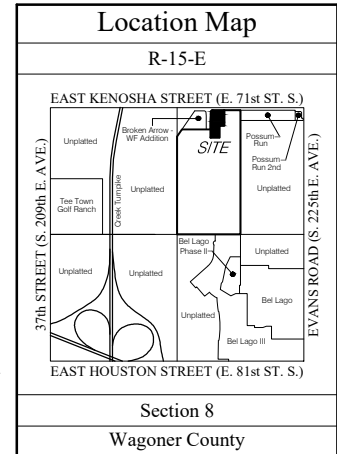
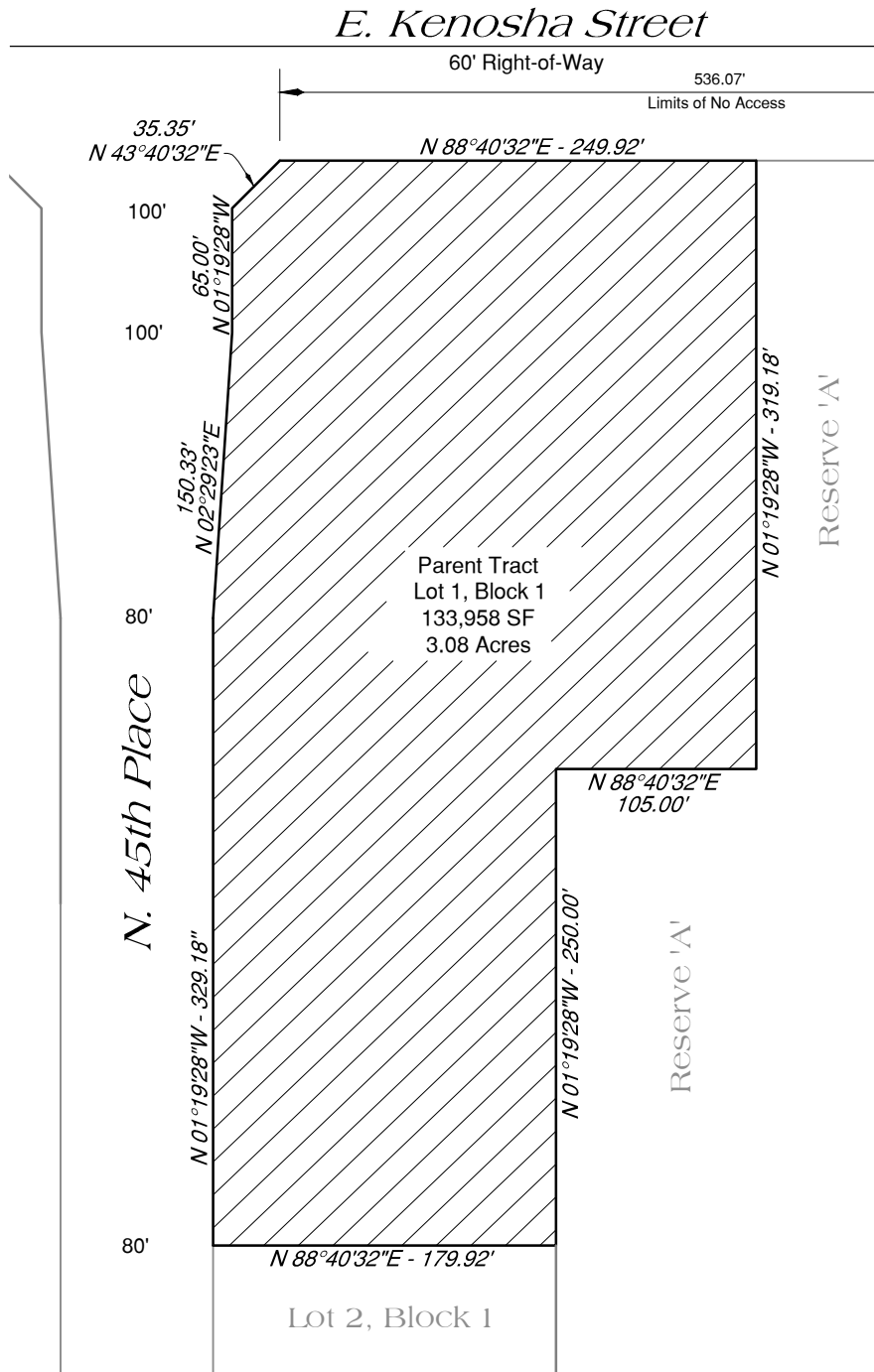


Exhibit "A"



Parent Tract

Sheet 1 of 2



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 24-110

Scale: 1" = 100'

Date: 12/30/2024

Exhibit "A"

Legal Description

Lot 1, Block 1, Timber Ridge Business Park, a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to Plat No. PLC 5-449B, as recorded in the office of the Wagoner County Clerk.

Said tract contains 133,958 square feet or 3.08 acres.

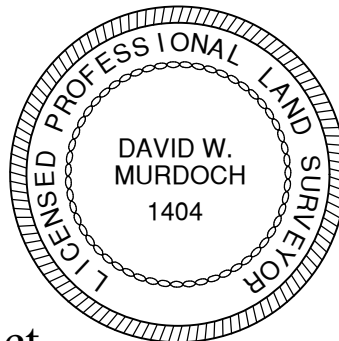
The non-astronomic bearings for said tract are based on Timber Ridge Business Park, a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to Plat No. PLC 5-449B, as recorded in the office of the Wagoner County Clerk.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



Parent Tract

Sheet 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
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Job No: 24-110
Scale: N/A
Date: 12/30/2024

Exhibit "A"

E. Kenosha Street

60' Right-of-Way

536.07'

Limits of No Access

North line Lot 1

N 88°40'32"E

112.46'

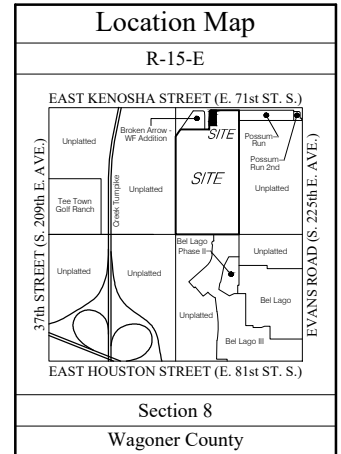
"Point of Beginning"

S 88°40'32"W

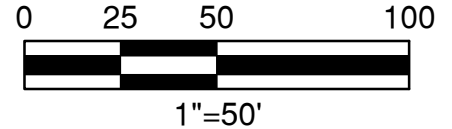
137.46'

"Point of Commencement"
NE Corner
Lot 1, Block 1

NORTH



T
18
N



N. 45th Place

Width Varies

West Line Lot 1

N 02°29'23"E

150.33'

N 01°19'28"W

79.18'

Tract 'A'
45,104 SF
1.0354 Acres

S 01°19'28"E - 319.18'

Lot 1, Block 1,
Timber Ridge
Business Park

147.46'

S 88°40'32"W

Lot 1, Block 1,
Timber Ridge Business Park

Tract 'A'

Sheet 1 of 2



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Job No: 24-110

Scale: 1" = 50'

Date: 12/30/2024

Exhibit "A"

Legal Description

A tract of land being part of Lot 1, Block 1, Timber Ridge Business Park, a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to Plat No. PLC 5-449B, as recorded in the office of the Wagoner County Clerk, being more particularly described as follows:

Commencing at the northeast corner of said Lot 1;

Thence S 88°40'32" W, along the north line of said Lot 1, a distance of 137.46 feet to the "Point of Beginning";

Thence S 01°19'28" E a distance of 319.18 feet; Thence S 88°40'32" W a distance of 147.46 feet to a point on the west line of said Lot 1; Thence along the west, northwesterly and north line of said Lot 1, the following Five (5) courses:

N 01°19'28" W a distance of 79.18 feet;
N 02°29'23" E a distance of 150.33 feet;
N 01°19'28" W a distance of 65.00 feet;
N 43°40'32" E a distance of 35.35 feet;
N 88°40'32" E a distance of 112.46 feet to the "Point of Beginning".

Said tract contains 45,104 square feet or 1.0354 acres.

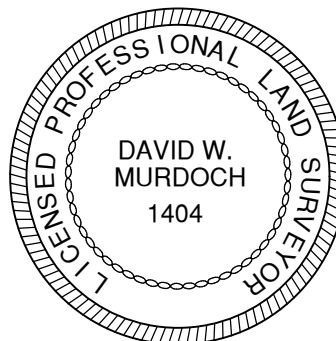
The non-astronomic bearings for said tract are based on Timber Ridge Business Park, a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to Plat No. PLC 5-449B, as recorded in the office of the Wagoner County Clerk.

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Tract 'A'

Sheet 2 of 2



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Job No: 24-110

Scale: N/A

Date: 12/30/2024

Exhibit "A"

E. Kenosha Street

60' Right-of-Way

536.07'

Limits of No Access

North line Lot 1

N 88°40'32"E
137.46'

"Point of Beginning"
NE Corner
Lot 1, Block 1

Part of Lot 1, Block 1,
Timber Ridge Business Park

N 01°19'28"W - 319.18'

Tract 'B'
43,874 SF
1.0072 Acres

East Line Lot 1

S 01°19'28"E - 319.18'

Reserve 'A'

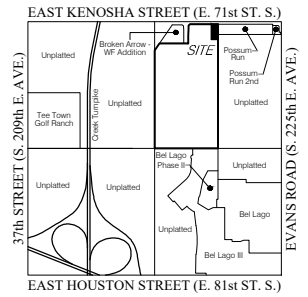
137.46'

S 88°40'32"W
Reserve 'A'

A South line Lot 1

Location Map

R-15-E



Section 8

Wagoner County

T
18
N

0 25 50 100



1"=50'

Tract "B"

Sheet 1 of 2



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Job No: 24-110

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Beginning at the northeast corner of said Lot 1;

Thence S 01°19'28" E, along the east line of said Lot 1, a distance of 319.18 feet to the southeast corner thereof;

Thence S 88°40'32" W, along a south line and on a westerly extension of said south line, a distance of 137.46 feet;

Thence N 01°19'28" W a distance of 319.18 feet to a point on the north line of said Lot 1;

Thence N 88°40'32" E, along said north line, a distance of 137.46 feet to the "Point of Beginning".

Said tract contains 43,874 square feet or 1.0072 acres.

The non-astronomic bearings for said tract are based on Timber Ridge Business Park, a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to Plat No. PLC 5-449B, as recorded in the office of the Wagoner County Clerk.

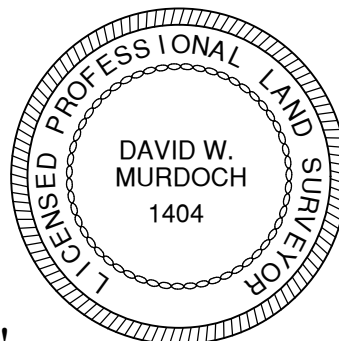
Certificate

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Telephone: (918) 252-9621



Tract "B"

Sheet 2 of 2



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Civil Engineering, Land Surveying, Land Planning

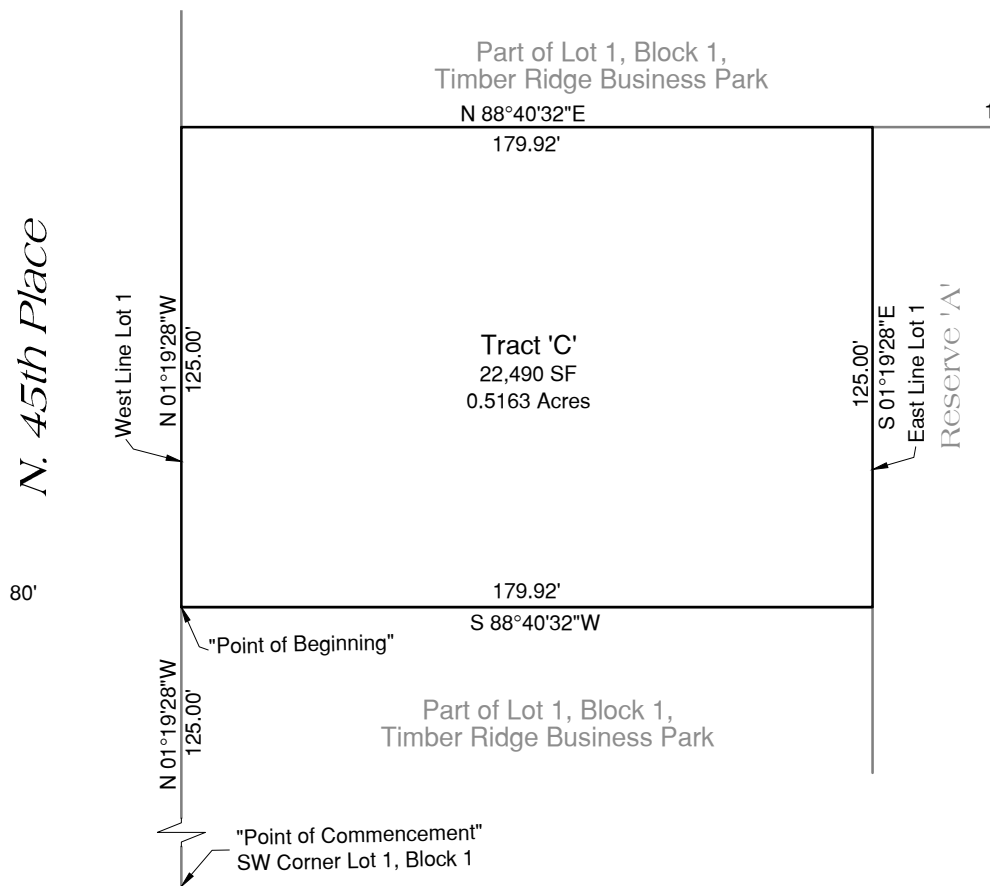
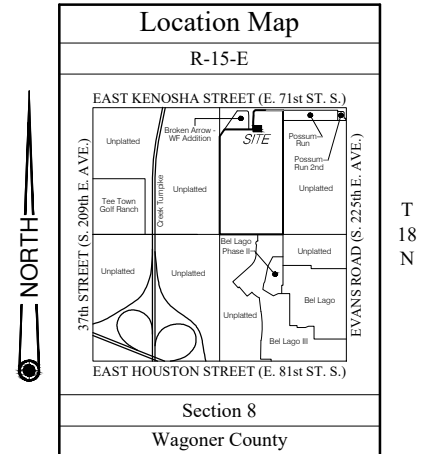
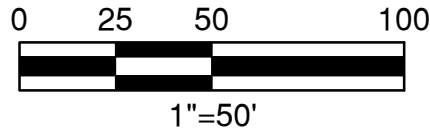
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 24-110

Scale: N/A

Date: 12/30/2024

Exhibit "A"



Tract 'C'

Sheet 1 of 2



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 24-110
 Scale: 1" = 50'
 Date: 12/31/2024

Exhibit "A"

Legal Description

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Commencing at the southwest corner of said Lot 1;

Thence N 01°19'28" W, along the west line of said Lot 1, a distance of 125.00 feet to the "Point of Beginning";

Thence N 01°19'28" W, continuing along said west line, a distance of 125.00 feet;

Thence N 88°40'32" E a distance of 179.92 feet to a point on the east line of said Lot 1;

Thence S 01°19'28" E, along said east line, a distance of 125.00 feet;

Thence S 88°40'32" W a distance of 179.92 feet to the "Point of Beginning".

Said tract contains 22,490 square feet or 0.5163 acres.

The non-astronomic bearings for said tract are based on Timber Ridge Business Park, a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to Plat No. PLC 5-449B, as recorded in the office of the Wagoner County Clerk.

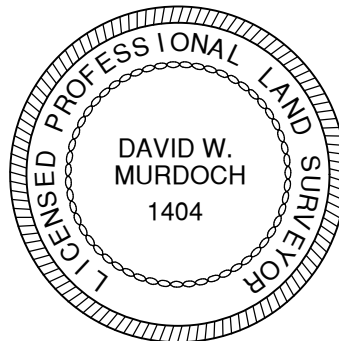
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Tract 'C'

Sheet 2 of 2



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Civil Engineering, Land Surveying, Land Planning

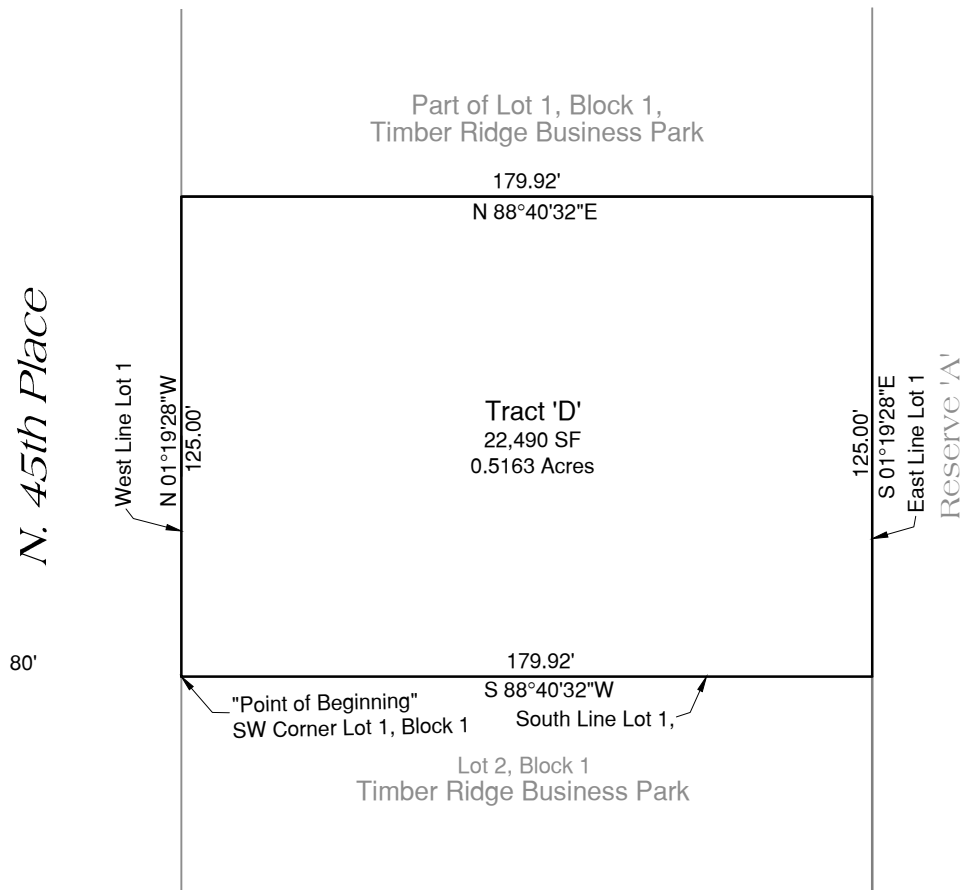
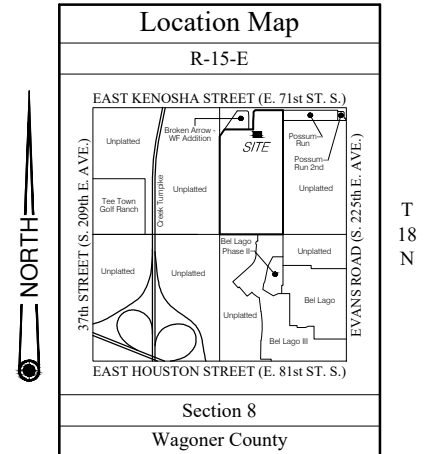
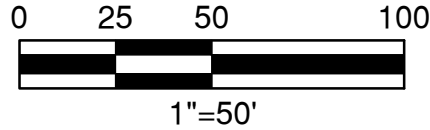
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 24-110

Scale: N/A

Date: 12/31/2024

Exhibit "A"



Tract 'D'

Sheet 1 of 2



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Job No: 24-110
 Scale: 1" = 50'
 Date: 12/31/2024

Exhibit "A"

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Thence N 88°40'32" E a distance of 179.92 feet to a point on the east line of said Lot 1;

Thence S 01°19'28" E, along said east line, a distance of 125.00 feet to the southeast corner of said Lot 1;

Thence S 88°40'32" W, along the south line of said Lot 1, a distance of 179.92 feet to the "Point of Beginning".

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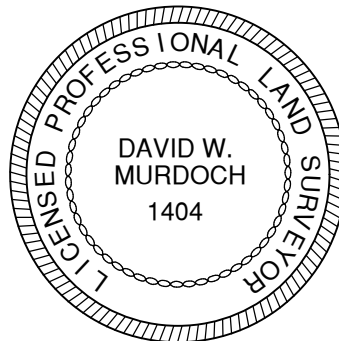
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Telephone: (918) 252-9621



Tract 'D'

Sheet 2 of 2



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Civil Engineering, Land Surveying, Land Planning

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