

GENERAL WARRANTY DEED

THIS INDENTURE is made this 2nd day of February, 2026, between **THE BROKEN ARROW ECONOMIC DEVELOPMENT AUTHORITY, an Oklahoma Trust**, party of the first part, and **CSI AEROSPACE, Inc.**, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light, view above the surface, including any previously dedicated roadway of the following described real estate situated in the County of **TULSA**, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

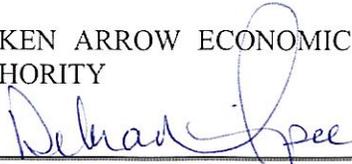
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name the day and year first above written.

BROKEN ARROW ECONOMIC DEVELOPMENT
AUTHORITY

By: _____


Debra Wimpee, Chairwoman

Return to:
CSI Aerospace, Inc.
2020 W Detroit St.
Broken Arrow, OK 74012

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

3rd BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of February, 2026, personally appeared Debra Wimpee, Chairwoman of The Broken Arrow Economic Development Authority, an Oklahoma Trust, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he (she) executed the same as his (her) free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.



Lisa Blackford
NOTARY PUBLIC

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

[Signature]
Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

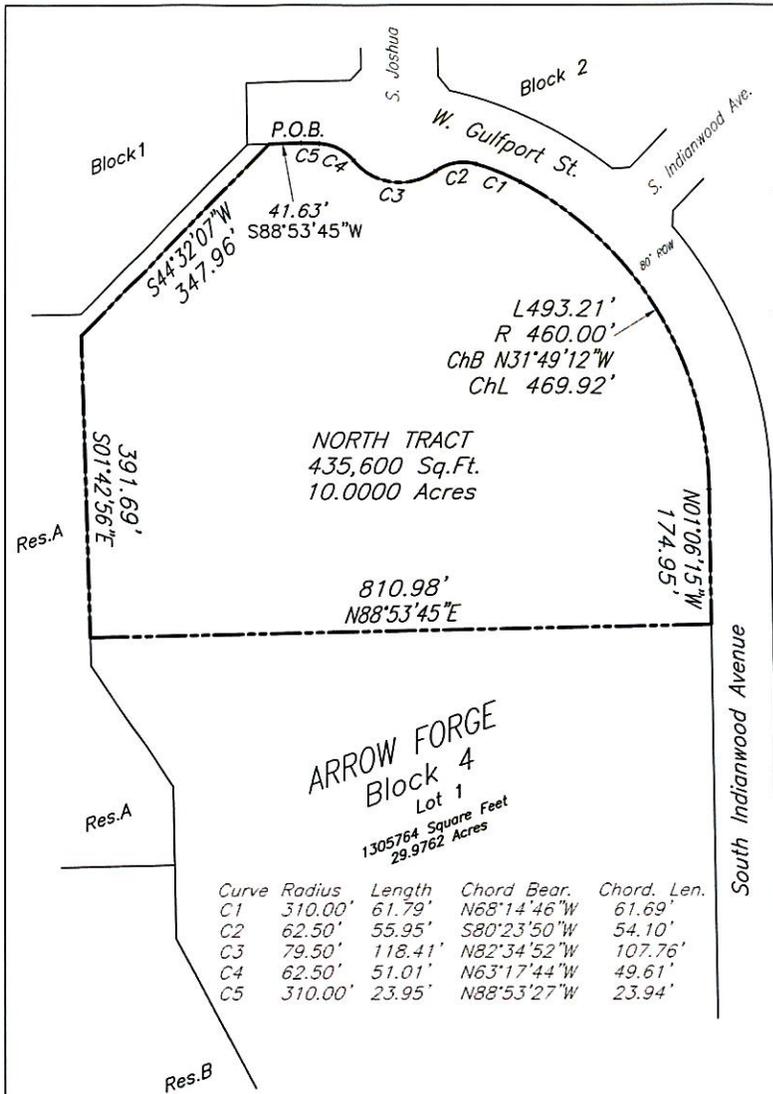
[Signature]
Michael L. Spurgeon, City Manager

Attest:

[Signature]
City Clerk Secretary

Engineer: BIS Date: 2/5/26



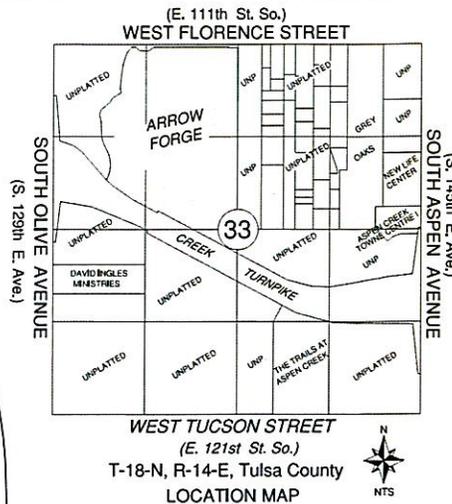


Curve	Radius	Length	Chord Bear.	Chord Len.
C1	310.00'	61.79'	N68°14'46"W	61.69'
C2	62.50'	55.95'	S80°23'50"W	54.10'
C3	79.50'	118.41'	N82°34'52"W	107.76'
C4	62.50'	51.01'	N63°17'44"W	49.61'
C5	310.00'	23.95'	N88°53'27"W	23.94'

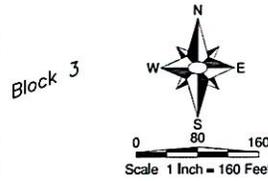
LEGAL DESCRIPTION: NORTH TRACT

A tract of Land that is a part of Lot One (1) of Block Four (4), ARROW FORGE, an addition to the City of Broken Arrow, Tulsa County, Oklahoma, filed as Plat #7215 at the office of the Tulsa County Clerk, said tract being more particularly described as follows;
 Point of Beginning at the Northwest corner of said Lot One (1) of Block Four (4);
 thence S44°32'07"W a distance of 347.96 feet; thence S01°42'56"E a distance of 391.69 feet;
 thence N88°53'45"E a distance of 810.98 feet; thence N01°06'15"W a distance of 174.95 feet;
 thence on a curve to the left having a radius of 460.00 feet, an arc length of 493.21 feet, with a chord bearing of N31°49'12"W, and a chord length of 469.92 feet;
 thence with a compound curve to the left having a radius of 310.00 feet, an arc length of 61.79 feet, with a chord bearing of N68°14'46"W, and a chord length of 61.69 feet;
 thence with a compound curve to the left having a radius of 62.50 feet, an arc length of 55.95 feet, with a chord bearing of S80°23'50"W, and a chord length of 54.10 feet;
 thence with a reverse curve to the right having a radius of 79.50 feet, an arc length of 118.41 feet, with a chord bearing of N82°34'52"W, and a chord length of 107.76 feet;
 thence with a reverse curve to the left having a radius of 62.50 feet, an arc length of 51.01 feet, with a chord bearing of N63°17'44"W, and a chord length of 49.61 feet;
 thence with a compound curve to the left having a radius of 310.00 feet, an arc length of 23.95 feet, with a chord bearing of N88°53'27"W, and a chord length of 23.94 feet;
 thence S88°53'45"W a distance of 41.63 feet to the Point of Beginning.

having an area of 435600 Square Feet, 10.0000 Acres



LOT LINE ADJUSTMENT EXHIBIT
 Lot One (1) of Block Four (4),
 "ARROW FORGE"



Bearings based on the Oklahoma State Plane,
 Zone North NAD83 grid per Plat #7215



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
 December 22, 2025



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

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

 AFFIANT, individually and as authorized agent of the Entity
02/20/2026 Date

The foregoing instrument was acknowledged before me this 20 day of February, 2026,
by Andrew Feeley a.k.a Andy Feeley.


NOTARY PUBLIC

My Commission Expires: 04-21-2029

My Commission Number: 25004765

