

## EXHIBIT 1

### TRACT 1

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4;

THENCE N88°42'33"E ALONG THE NORTH LINE OF SAID NW1/4 FOR A DISTANCE OF 1112.21 FEET TO THE EAST LINE OF A GENERAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2014083357 ON SEPTEMBER 19, 2014;

THENCE S01°11'31"E ALONG SAID EAST LINE FOR A DISTANCE OF 184.38 FEET TO THE **POINT OF BEGINNING** SAID POINT ALSO BEING AT A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°46'34", A RADIUS OF 178.00 FEET FOR AN ARC LENGTH OF 30.37 FEET AND A LONG CHORD DISTANCE OF 30.33 FEET, BEARING S66°10'44"E;

THENCE S61°17'27"E FOR A DISTANCE OF 199.19 FEET;

THENCE S43°09'48"E FOR A DISTANCE OF 182.42 FEET;

THENCE N63°38'37"E FOR A DISTANCE OF 79.88 FEET;

THENCE S28°00'25"E FOR A DISTANCE OF 569.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ALBANY STREET AS ESTABLISHED BY A SPECIAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE IN BOOK 7306, PAGES 2462-2464 ON JUNE 02, 2004 AND LATER AMENDED TO RETURN PORTIONS OF THE RIGHT-OF-WAY BY THE CITY OF BROKEN ARROW'S ORDINANCE NO. 2814, PASSED AND APPROVED AUGUST 21, 2006, AND RECORDED AS DOCUMENT NO. 2006098464 WITH THE TULSA COUNTY CLERK'S OFFICE;

(THE FOLLOWING 4 COURSE ARE ALONG SAID NORTHERLY RIGHT-OF-WAY)

1. THENCE S24°59'37"E FOR A DISTANCE OF 75.60 FEET;
2. THENCE S65°00'23"W FOR A DISTANCE OF 29.74 FEET TO A CURVE TO THE RIGHT;
3. THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 81°51'26", A RADIUS OF 530.00 FEET FOR AN ARC LENGTH OF 757.20 FEET AND A LONG CHORD DISTANCE OF 694.43 FEET, BEARING N74°03'54"W;
4. THENCE N33°08'11"W FOR A DISTANCE OF 195.73 FEET;

THENCE N58°19'15"E FOR A DISTANCE OF 63.66 FEET;  
THENCE S51°32'54"E FOR A DISTANCE OF 40.65 FEET;  
THENCE N53°03'12"E FOR A DISTANCE OF 25.18 FEET;  
THENCE N20°00'08"E FOR A DISTANCE OF 329.91 FEET;  
THENCE N61°14'14"W FOR A DISTANCE OF 119.72 FEET TO A CURVE TO THE LEFT;  
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A  
CENTRAL ANGLE OF 60°03'06", A RADIUS OF 142.00 FEET FOR AN ARC LENGTH OF  
148.83 FEET AND A LONG CHORD DISTANCE OF 142.11 FEET, BEARING S88°41'00"W;  
THENCE S58°39'27"W FOR A DISTANCE OF 188.51 FEET TO A POINT ON SAID  
NORTHERLY RIGHT-OF-WAY LINE LINE OF WEST ALBANY STREET;  
THENCE N33°08'11"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A  
DISTANCE OF 36.02 FEET TO A POINT ON THE SOUTHERLY LINE OF A GENERAL  
WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE AS  
DOCUMENT NO. 2014083357 ON SEPTEMBER 19, 2014;

(THE FOLLOWING 2 COURSES ARE ALONG SAID SOUTHERLY LINE)

1. THENCE N58°39'27"E FOR A DISTANCE OF 189.64 FEET TO A CURVE TO THE  
RIGHT;
2. THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A  
CENTRAL ANGLE OF 50°16'32", HAVING A RADIUS OF 178.00 FEET FOR AN  
ARC LENGTH OF 156.19 FEET AND A LONG CHORD DISTANCE OF 151.23  
FEET, BEARING N83°47'43"E TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINING 8.128 ACRES MORE OR LESS.

AND

## **TRACT 2**

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION  
TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE  
INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA AND  
FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4;

THENCE N88°42'33"E ALONG THE NORTH LINE OF SAID NW1/4 FOR A DISTANCE OF  
1112.21 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING N 88°42'33"E ALONG SAID NORTH LINE FOR A DISTANCE OF  
575.19 FEET TO A POINT ON THE EAST LINE OF A QUIT-CLAIM DEED RECORDED

WITH THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2011000490 ON JANUARY 03, 2011;

(THE FOLLOWING 3 COURSE ARE ALONG SAID EAST LINE)

1. THENCE S46°14'38"E FOR A DISTANCE OF 70.65 FEET;
2. THENCE S01°11'51"E FOR A DISTANCE OF 347.76 FEET;
3. THENCE S17°19'28"E FOR A DISTANCE OF 472.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ALBANY STREET AS ESTABLISHED BY A SPECIAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE IN BOOK 7306, PAGES 2462-2464 ON JUNE 02, 2004;

THENCE S61°03'07"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 119.00 FEET;

THENCE N28°00'25"W FOR A DISTANCE OF 569.33 FEET; THENCE S63°38'37"W FOR A DISTANCE OF 79.88 FEET;

THENCE N43°09'48"W FOR A DISTANCE 182.42 FEET;

THENCE N61°17'27"W FOR A DISTANCE OF 199.19 FEET TO A CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 9°46'34", A RADIUS OF 178.00 FEET, FOR AN ARC LENGTH OF 30.37 FEET AND A LONG CHORD DISTANCE OF 30.33 FEET, BEARING N66°10'44"W TO THE EAST LINE OF A GENERAL WARRANTY DEED RECORDED WITH THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2014083357 ON SEPTEMBER 19, 2014;

THENCE N01°11'31"W ALONG SAID EAST LINE FOR A DISTANCE OF 184.38 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINING 6.875 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST (N88°42'33"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.

THIS DESCRIPTION WAS PREPARED ON JANUARY 16, 2015 FROM THE BENEFIT OF A BOUNDARY SURVEY COMPLETED ON JANUARY 15, 2015 FOR AND ON BEHALF COWAN GROUP ENGINEERING, LLC. BY JUSTIN SMITH, PLS 1868, CERTIFICATE OF AUTHORIZATION NUMBER CA6414, EXPIRES ON JUNE 30, 2016.