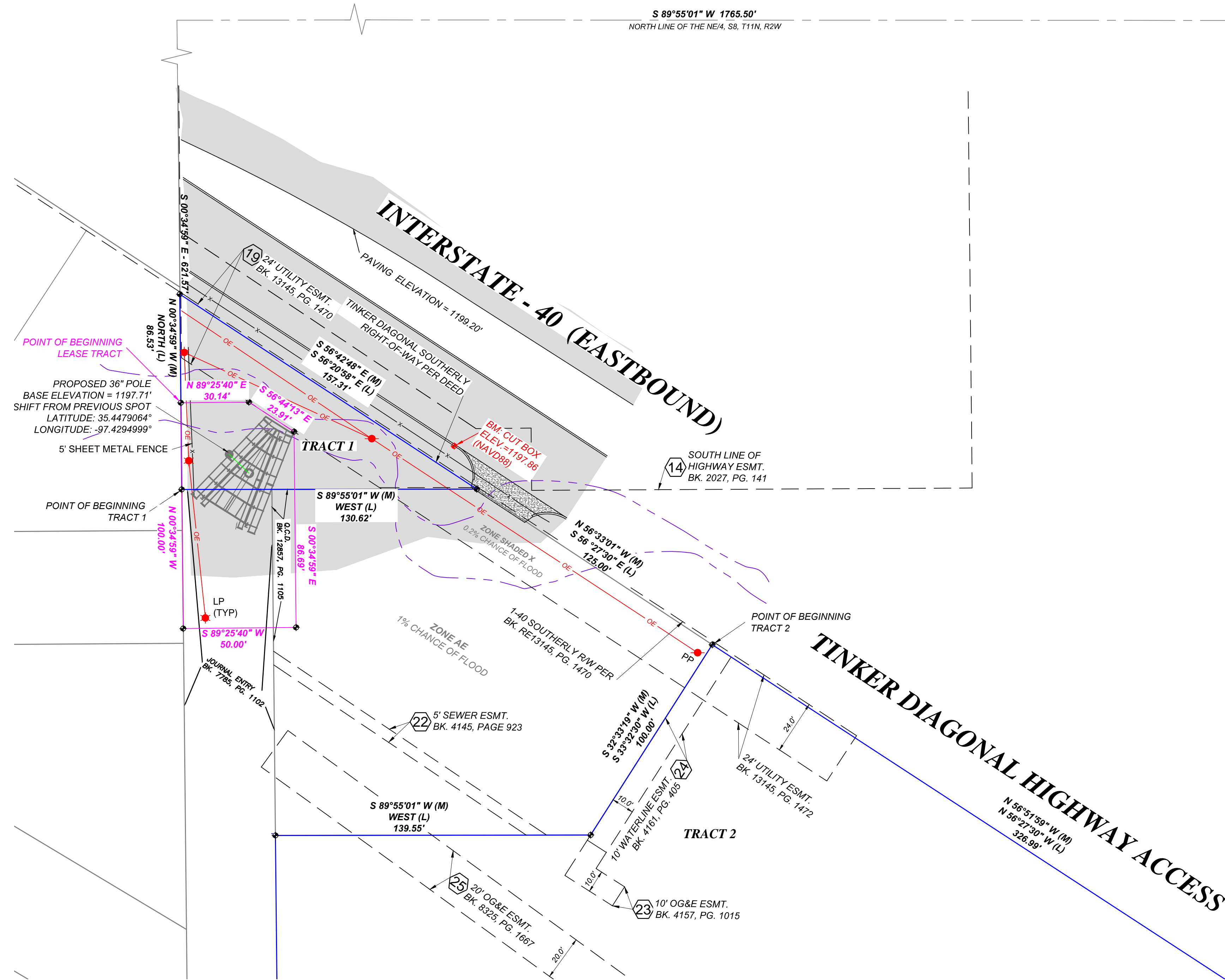


- LEGEND**
- = ELECTRIC METER
 - = POWER POLE
 - = LIGHT POLE
 - ⊕ = ELECTRIC PEDESTAL
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = GUY ANCHOR
 - ⊕ = GAS METER
 - ⊕ = GAS VALVE
 - ⊕ = GAS REGULATOR
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = CABLE TV PEDESTAL
 - = TELEPHONE MANHOLE
 - = CLEAN OUT
 - = SANITARY SEWER LAMP HOLE
 - = SANITARY SEWER MANHOLE
 - = SINGLE GRATE DROP INLET
 - = DOUBLE GRATE DROP INLET
 - = STORM SEWER MANHOLE
 - = ROOF DRAIN
 - = AREA DRAIN
 - = WATER METER
 - = WATER VALVE
 - = FIRE HYDRANT
 - = SPRINKLER HEAD
 - = IRRIGATION CONTROL VALVE
 - = AUTO SPRINKLER
 - = PARKING METER
 - = TRAFFIC SIGNAL LIGHT POLE
 - = TRAFFIC SIGNAL MANHOLE
 - = TRAFFIC SIGN
 - = GUARD POST
 - = FLAG POLE
 - = GROUND LIGHT
 - = MAILBOX
 - = UTILITY MARKER
 - = MONITORING WELL
 - OE— = OVERHEAD ELECTRIC
 - UE— = UNDERGROUND ELECTRIC
 - RCP— = REINFORCED CONCRETE PIPE
 - CMP— = CORRUGATED METAL PIPE
 - ST— = STORM SEWER
 - OC— = OVERHEAD COMMUNICATION
 - UC— = UNDERGROUND COMMUNICATION
 - UT— = UNDERGROUND TELEPHONE
 - UG— = UNDERGROUND GAS
 - SS— = SANITARY SEWER
 - WL— = WATERLINE
 - X— = FENCELINE
 - — — = TOP/TOE OF SLOPE



LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. 710702000078

TRACT 1:

A PART OF THE NORTH HALF OF SAID NORTHEAST QUARTER (N/2 NE/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4); THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1765.50 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING;

THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 86.53 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE TINKER DIAGONAL HIGHWAY; THENCE SOUTH 56°20'58" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE TINKER DIAGONAL HIGHWAY, A DISTANCE OF 157.31 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 130.62 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE RIGHT-OF-WAY OF THE TINKER DIAGONAL HIGHWAY (U.S. HIGHWAY NO. 62, INTERSTATE) 1634.88 FEET WEST AND 660 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4) SECTION; THENCE SOUTH 56°27'30" EAST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 33°32'30" WEST A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 139.55 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 257.36 FEET TO THE CENTER LINE OF CRUTCHO CREEK; THENCE NORTH 76°50'50" EAST A DISTANCE OF 57.97 FEET; THENCE SOUTH 72°31'44" EAST A DISTANCE OF 90.74 FEET; THENCE SOUTH 63°05'19" EAST A DISTANCE OF 94.03 FEET; THENCE NORTH 88°0'15" EAST A DISTANCE OF 99.02 FEET; THENCE SOUTH 77°27'25" EAST A DISTANCE OF 217.17 FEET; THENCE SOUTH 80°34'15" EAST A DISTANCE OF 108.33 FEET; THENCE SOUTH 76°42'40" EAST A DISTANCE OF 65.46 FEET; THENCE NORTH 0°23'13" EAST A DISTANCE OF 46.30 FEET; THENCE NORTH 56°27'30" WEST A DISTANCE OF 387.89 FEET; THENCE NORTH 33°32'30" EAST A DISTANCE OF 70 FEET; THENCE NORTH 56°27'30" WEST A DISTANCE OF 326.99 FEET TO THE POINT OF BEGINNING.

SPACING CERTIFICATION FOR PROPOSED OUTDOOR ADVERTISING SIGN

AS OF JANUARY 27, 2020, THERE ARE NO OTHER OUTDOOR ADVERTISING SIGNS WITHIN 1200' OF THE PROPOSED SIGN SHOWN HEREON, IN EITHER DIRECTION ON THE SAME SIDE OF THE ROAD.

THE SUBJECT PROPERTY IS CURRENTLY ZONED H-C.

LEGAL DESCRIPTION - LEASE TRACT - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 8; THENCE SOUTH 89°55'01" WEST ALONG THE NORTH LINE OF SECTION 8 A DISTANCE OF 1765.50 FEET;

THENCE SOUTH 00°34'59" EAST 621.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'40" EAST 30.14 FEET;

THENCE SOUTH 56°44'13" EAST 23.91 FEET;

THENCE SOUTH 00°34'59" EAST 86.69 FEET;

THENCE SOUTH 89°25'40" WEST 50.00 FEET;

THENCE NORTH 00°34'59" WEST 100.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4867.84 SQ. FT. OR 0.11 ACRES. BASIS OF BEARING IS THE NORTH LINE OF THE NE/4 OF SECTION 8, T11N, R2W AS SOUTH 89°55'01" WEST.

ALTA TABLE 'A' NOTES

- ITEM 1: SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.
- ITEM 2: SUBJECT PROPERTY ADDRESS - TAX/MAP ID 153914110 AND 4920 TINKER DIAGONAL ST., DEL CITY, OK 73115
- ITEM 3: WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, OKLAHOMA COUNTY, OKLAHOMA, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40109C0310H - DECEMBER 18, 2009, WHICH INDICATES THE SUBJECT PROPERTY TO BE PARTIALLY WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN HEREON.
- ITEM 4: GROSS LAND AREA: TRACT 1 - 5,651.1 SQ. FT. / 0.13 ACRES. TRACT 2, NOT SHOWN - 160,439.6 SQ. FT. / 3.68 ACRES.
- ITEM 8: FEATURES OBSERVED AT THE TIME OF THE SURVEY ARE SHOWN HEREON.
- ITEM 16: NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE OKLAHOMA CO.
OSCO I-40, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
TRACT 1: M. DAVID LITTLETON, BY WARRANTY DEED, RECORDED JUNE 28, 1999, IN BOOK 7624, PAGE 1263; QUIT CLAIM DEED, RECORDED DECEMBER 23, 2002, IN BOOK 8676, PAGE 1175.
TRACT 2: STANLEY R. LITTLETON, TRUSTEE, STANLEY R. LITTLETON LIVING TRUST U/D/T JULY 15, 1993, BY QUIT CLAIM DEED, RECORDED SEPTEMBER 12, 2016, IN BOOK 10240, PAGE 1035.

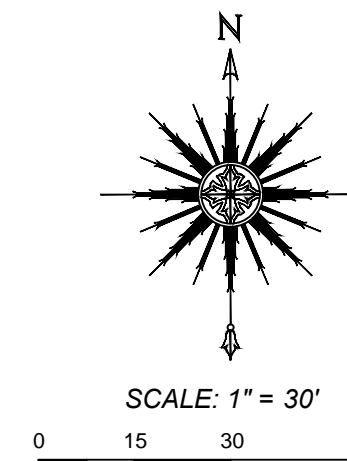
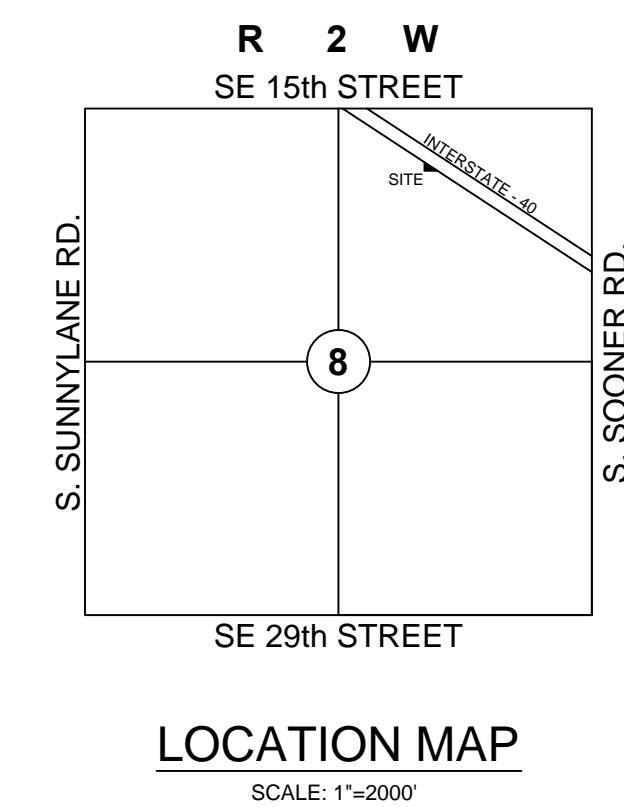
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 9, 11 AND 20 OF TABLE A THEREOF. DATE OF LAST SITE VISIT WAS FEBRUARY 26, 2020. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF THE NE/4 OF SECTION 8 AS SOUTH 89°54'22" WEST. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 PER AN ON-SITE NGS OPUS SOLUTION REPORT. SITE BENCHMARK AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 29th DAY OF JUNE, 2020.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



ALTA/NSPS LAND TITLE SURVEY		
710702000078 / OKC-20		
PART OF THE N/2 NE/4 OF SEC.8, T11N, R2W		
DEL CITY, OKLAHOMA COUNTY, OKLAHOMA		
DRAWN: RLL	DATE: 06.29.2020	PREPARED BY: FRITZ LAND SURVEYING, LLC
APPROVED: PLS	DATE: 06.29.2020	2018 W. 91ST STREET, TULSA, OK 74132
SCALE: 1" = 30'	PROJECT NO.: 20045	PH: 918.231.0575
REV:		FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2022



- SCHEDULE B - SECTION II NOTES**
CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE OKLAHOMA CO.
FILE NO.: 710702000078 - EFFECTIVE DATE: JUNE 3, 2020 AT 07:30 AM (REV. JUNE 23, 2020).
9. PERPETUAL RIGHT OF WAY IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 38, PAGE 30. 14' WIDE EASEMENT AFFECTING THE N/2 OF THE NE/4 OF SECTION 8; HOWEVER NO MATHEMATICAL PLACEMENT DESCRIBED. NOTHING CAN BE PLOTTED.
 10. ORDER BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY IN FAVOR OF THE INDIAN TERRITORY ILLUMINATING OIL COMPANY, RECORDED IN BOOK 70, PAGE 180; ASSIGNMENT, RECORDED IN BOOK 472, PAGE 23; ASSIGNMENT BY CITIES SERVICE COMPANY IN FAVOR OF CITIES SERVICE OIL AND GAS CORPORATION, RECORDED IN BOOK 5020, PAGE 896. EASEMENT AFFECTING PUBLIC WAYS IN SECTION 8; DOES NOT ENCUMBER SUBJECT PROPERTY.
 11. RIGHT OF WAY CONTRACT IN FAVOR OF THE PRAIRIE PIPE LINE COMPANY, RECORDED IN BOOK 98, PAGE 430; BLANKET EASEMENT COVERING THE EAST HALF OF SECTION 8; NO GRAPHICS SHOWN. PARTIAL RELEASE OF RIGHT OF WAY, RECORDED IN BOOK 940, PAGE 174. AFFECTS THE SUBJECT PROPERTY IN A BLANKET MANNER, NO GRAPHICS SHOWN.
 12. RIGHT OF WAY GRANT IN FAVOR OF THE INTERSTATE OIL PIPE LINE COMPANY, RECORDED IN BOOK 996, PAGE 417; ASSIGNMENT OF PIPE LINE RIGHTS OF WAY, RECORDED IN BOOK 1836, PAGE 50; BILL OF SALE AND ASSIGNMENT, RECORDED IN BOOK 6106, PAGE 1419; BILL OF SALE AND ASSIGNMENT, RECORDED IN BOOK 6113, PAGE 129; BILL OF SALE AND ASSIGNMENT, RECORDED IN BOOK 6134, PAGE 1714; CONVEYANCE, ASSIGNMENT AND BILL OF SALE, RECORDED IN BOOK 7657, PAGE 1105; CONFIRMATORY ASSIGNMENT, CONVEYANCE AND DEED, RECORDED IN BOOK 9528, PAGE 1944. DOES NOT AFFECT THE SUBJECT PROPERTY.
 13. EASEMENTS AS SET FORTH IN THE REPORT OF COMMISSIONERS, IN CASE NO. 129,475, IN THE DISTRICT COURT IN AND FOR OKLAHOMA COUNTY, STATE OF OKLAHOMA, RECORDED IN BOOK 1665, PAGE 526; ORDER FOR POSSESSION OF REAL ESTATE, RECORDED IN BOOK 1666, PAGE 453. DOES NOT AFFECT THE SUBJECT PROPERTY.
 14. EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA, RECORDED IN BOOK 2027, PAGE 141. DOES NOT ENCUMBER TRACT 1, BUT IS LOCATED ON LANDS CONTIGUOUS WITH TRACT 1 AND IS SHOWN HEREON. AFFECTS TRACT 2 ONLY, NO GRAPHICS SHOWN.
 15. EASEMENT IN FAVOR OF THE SOUTHWESTERN BELL AND TELEPHONE COMPANY, RECORDED IN BOOK 2135, PAGE 654. DOES NOT AFFECT TRACT 1 OR TRACT 2.

- SCHEDULE B - SECTION II NOTES CONT.**
16. EASEMENT IN FAVOR OF THE CITY OF DEL CITY, RECORDED IN BOOK 3290, PAGE 757. DOES NOT AFFECT TRACT 1 OR TRACT 2.
 17. ORDINANCE NO. 1281, CLOSING A PERMANENT EASEMENT, RECORDED IN BOOK 9794, PAGE 419. DOES NOT AFFECT TRACT 1 OR TRACT 2.
 18. ORDINANCE NO. 1282, CLOSING A PERMANENT UTILITY EASEMENT, RECORDED IN BOOK 9794, PAGE 421. DOES NOT AFFECT TRACT 1 OR TRACT 2.
 19. UTILITY EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF OKLAHOMA, RECORDED IN BOOK 13145, PAGE 1470. AFFECTS TRACT 1 AS SHOWN HEREON.
 20. LEASE DATED DECEMBER 3, 2015, BY AND BETWEEN M. DAVID LITTLETON, AND OSKO I-40, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS EVIDENCED IN THE MEMORANDUM OF LEASE, RECORDED _____, 2020, IN BOOK _____, PAGE _____, AS AMENDED BY THE AMENDMENT TO OUTDOOR ADVERTISING LEASE AGREEMENT, BY AND BETWEEN M. DAVID LITTLETON AND THE STANLEY R. LITTLETON LIVING TRUST, DATED JULY 15, 1993 AND OSKO I40 LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS EVIDENCED IN THE MEMORANDUM OF LEASE, RECORDED _____, 2020, IN BOOK _____, PAGE _____. NO DOCUMENT PROVIDED.
 21. RIGHT OF WAY CONTRACT IN FAVOR OF CONTINENTAL PIPE LINE COMPANY, RECORDED IN BOOK 1571, PAGE 594. DOES NOT AFFECT TRACT 1 OR TRACT 2.
 22. EASEMENT IN FAVOR OF STANLEY R. LITTLETON, RECORDED IN BOOK 4145, PAGE 923. AFFECTS TRACT 2 AS SHOWN HEREON.
 23. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 4157, PAGE 1015. AFFECTS TRACT 2 AS SHOWN HEREON.
 24. EASEMENT IN FAVOR OF THE CITY OF DEL CITY, RECORDED IN BOOK 4161, PAGE 405. AFFECTS TRACT 2 AS SHOWN HEREON.
 25. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 8325, PAGE 1667. AFFECTS TRACT 2 AS SHOWN HEREON.