

ALTA SURVEY
 A part of the Southeast Quarter of Section 5, T. 16 N., R. 2 W., I.M.
 Guthrie, Logan County, Oklahoma

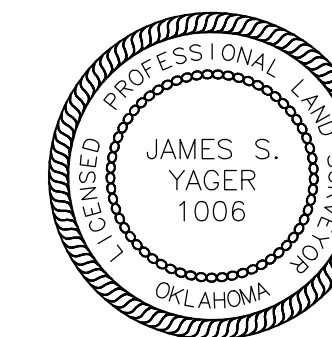
Surveyor's Certificate

To: First American Title Insurance Company
 Oklahoma City Abstract & Title Company
 Gutrock Properties, LLC
 PMB Capital, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 6 April 2021.

Updated: 5 August 2021
 Date Signed: 8-5-21

James S. Yager
 Licensed Professional Land Surveyor No. 1006
 Certificate of Authorization Number 2778
 Expires: 6-30-2023
 1212 South Air Depot Number 19 Suite 102
 Midwest City, Oklahoma 73110
 405-737-3412



Legal Description

A tract of land in and being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Sixteen (16) North, Range Two (2) West of the Indian Meridian, Logan County, Oklahoma, being more particularly described as follows: Commencing at a 3" brass cap found for the Southwest Corner of said SE/4; thence North 89°22'15" East along the South line of said SE/4 a distance of 1147.00 feet; thence North 00°37'45" West a distance of 406.00 feet; thence North 89°22'15" East a distance of 116.00 feet to a 3/8" iron pin w/3948 cap set for corner and the point of beginning of the herein described tract; thence North 00°37'45" West a distance of 242.00 feet to a 3/8" iron pin w/3948 cap set for corner; thence North 89°22'15" East a distance of 440.00 feet to a 3/8" iron pin w/3948 cap set for corner; thence South 00°37'45" East a distance of 242.00 feet to a 3/8" iron pin w/3948 cap set for corner; thence South 89°22'15" West a distance of 440.00 feet to the point of beginning.

AND
 A tract of land lying in and being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Sixteen (16) North, Range Two (2) West of the Indian Meridian, Logan County, Oklahoma, being more particularly described as follows: Commencing at a 3" brass cap found for the Southwest Corner of said SE/4; thence North 89°22'15" East along the South line of said SE/4 a distance of 1147.00 feet; thence North 00°37'45" West a distance of 406.00 feet to a mag nail w/3948 tag set for corner and the point of beginning of the herein described tract; thence continuing North 00°37'45" West a distance of 242.00 feet to a mag nail w/3948 tag set for corner; thence North 89°22'15" East a distance of 115.50 feet to a 3/8" iron pin w/3948 cap set for corner; thence South 00°37'45" East a distance of 242.00 feet to a 3/8" iron pin w/3948 cap set for corner; thence South 89°22'15" West a distance of 116.50 feet to the point of beginning.

AND
 A tract of land lying in and being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Sixteen (16) North, Range Two (2) West of the Indian Meridian, Logan County, Oklahoma, being more particularly described as follows: Commencing at a 3" brass cap found for the Southwest Corner of said SE/4; thence North 89°22'15" East along the South line of said SE/4 a distance of 1147.00 feet; thence North 00°37'45" West a distance of 648.00 feet to a mag nail w/3948 tag set for corner and the point of beginning of the herein described tract; thence continuing North 00°37'45" West a distance of 194.00 feet to a mag nail w/3948 tag set for corner; thence North 89°22'15" East a distance of 174.50 feet to a 3/8" iron pin w/3948 cap set for corner; thence South 00°37'45" East a distance of 194.00 feet to a 3/8" iron pin w/3948 cap set for corner; thence South 89°22'15" West a distance of 174.50 feet to the point of beginning.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 2101167 dated February 22, 2021.

Schedule B Items

First American Title Insurance Company Commitment No. 2101167, having an effective date of February 22, 2021, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

- Items 1 through 8 are not survey related items and are not shown.
- Easement in favor of Oklahoma Gas and Electric Company recorded in Book 2904, page 381 and re-recorded in Book 2911, page 248. AFFECTS AS SHOWN.
 - Cross Access Easement Agreement recorded in Book 2831, page 575. AFFECTS AS SHOWN.
 - Conservancy District No 11 as shown in Journal Entry 11244. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
 - Agreement to Build Dike and Create Easement recorded in Book 411, page 495. EXACT LOCATION OF DIKE IS NOT DEFINED, UNPLOTABLE.
 - Right of Way in favor of Oklahoma Natural Gas Company recorded in Book 1141, page 400. DOCUMENT IS AN EASEMENT TO OKLAHOMA GAS & ELECTRIC COMPANY. DOES NOT AFFECT THE DESCRIBED TRACT.
 - Easement in favor of Oklahoma Gas and Electric Company recorded in Book 1141, page 399. DOES NOT AFFECT THE DESCRIBED TRACT.
 - Asphalt and gravel drive on the south and east, possibly utilized for ingress and egress to adjacent properties, shown on survey dated April 6, 2021, by James S. Yager, LPLS No. 1006. EXISTS AT TIME OF UPDATE.
 - Conservancy District No. 11 created in Logan County District Court Case No. 11,244, recorded in Book 379, page 521. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
 - Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 417, Page 319. AFFECTS AS SHOWN.
 - Easement in favor of Oklahoma Gas and Electric Company recorded in Book 1141, Page 399. AFFECTS AS SHOWN.
 - Easement in favor of Oklahoma Gas and Electric Company recorded in Book 1141, Page 400. DOES NOT AFFECT THE DESCRIBED TRACTS.
 - Easements as set out in Affidavit Regarding Common Law Easements in favor of Passive Activities LLC, recorded in Book 2791, Page 277. AFFECTS THE DESCRIBED TRACTS NOTHING TO PLOT.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

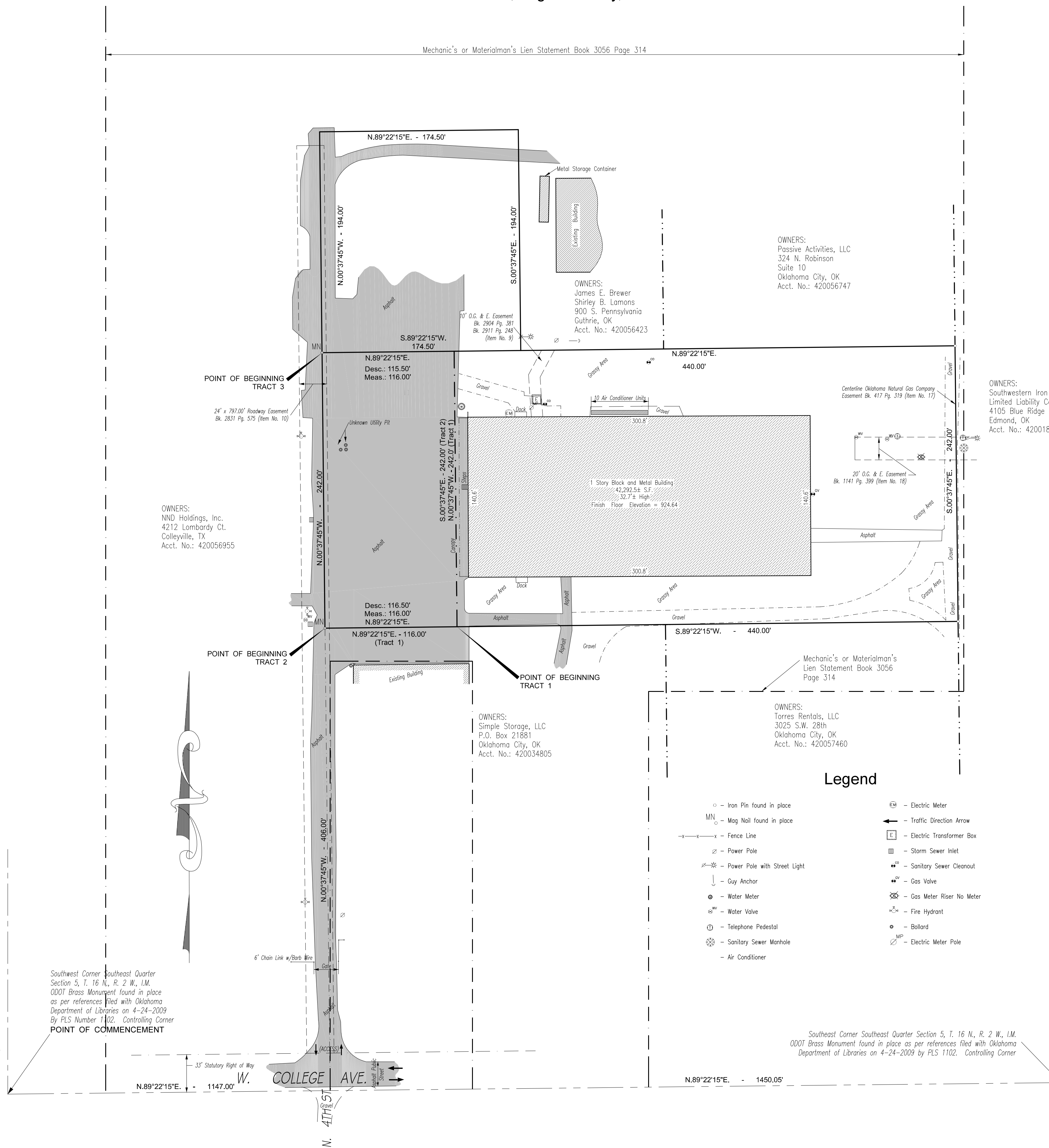
Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "AE" (base flood elevation determined) as shown on Flood Insurance Rate Map, Panel Number 40083C0270F, with an effective date of September 29, 2010, which is the current map for this area.

The Base Flood Elevation for this building area is 931.00 feet

Survey and Plat by:
James S. Yager
 Licensed Professional Land Surveyor
 Certificate of Authorization Number 2778 Expires: 30 June 2023
 1212 South Air Depot • Number 19 Suite 102
 Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215
 File Name: C:\GUTHRIE 900 NW 4TH\2021 ALTA.DWG
 Date of Survey: Update 8-5-2021
 Date of Revision:
 Page 1 of 1

Mechanic's or Materialman's Lien Statement Book 3056 Page 314



Land Area

Tract	Square Feet	Acres
Tract 1	106,479,991	2.444
Tract 2	28,071,999	0.644
Tract 3	33,853,000	0.777
Total	168,404,990	3.865

General Notes

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the South Line of the Southeast Quarter of Section 5, T. 16 N., R. 2 W., I.M., Logan County, Oklahoma, being a N.89°22'15"E. bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.

At the time of survey, there was no observable evidence of recent street or sidewalk construction.

The described tract has access to College Avenue, a publicly dedicated street, by Cross Access Easement Agreement recorded in Book 2831 Page 575, Logan County records.

Legend

- - Iron Pin found in place
- MN ○ - Mag Nail found in place
- - Fence Line
- ⊙ - Power Pole
- ⊙ - Power Pole with Street Light
- ⊙ - Guy Anchor
- ⊙ - Water Meter
- ⊙ - Water Valve
- ⊙ - Telephone Pedestal
- ⊙ - Sanitary Sewer Manhole
- - Air Conditioner
- ⊙ - Electric Meter
- ← - Traffic Direction Arrow
- ⊙ - Electric Transformer Box
- ⊙ - Storm Sewer Inlet
- ⊙ - Sanitary Sewer Cleanout
- ⊙ - Gas Valve
- ⊙ - Gas Meter Riser No Meter
- ⊙ - Fire Hydrant
- ⊙ - Ballard
- ⊙ - Electric Meter Pole

