

ALTA SURVEY
Block 3 of Travelers First Addition
Oklahoma City, Oklahoma County, Oklahoma

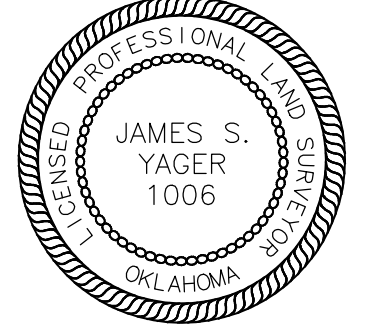
Surveyor's Certificate

To: First American Title Insurance Company
 Oklahoma City Abstract & Title Company
 Jason J. Martin Revocable Trust

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(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (Graphically depicted in relation to the subject tract or properly any offsite easements or servitudes benefiting 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 1 November 2021.

Date Signed: 11-11-21

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

Block Three (3), TRAVELERS FIRST ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 2110505 dated September 30, 2021.

Land Area

163,795.054 Square Feet or 3.760 Acres, more or less.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109C0185H, with an effective date of December 18, 2009, which is the current map for this area.

Zoning Information

The subject tract is currently zone "C4" with the following requirements:

Front Set Back: 25 feet
 Side Set Back: 0
 Rear Set Back: 0

Height Restriction: 35 feet

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.

Schedule B Items

First American Title Insurance Company Commitment No. 2110505, having an effective date of September 30, 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 7 are not survey related items and are not shown.

7. Statutory Right of Way in favor of the State of Oklahoma, along all section lines. DOES NOT AFFECT THE DESCRIBED TRACT.
8. All matters set forth in Plat of Travelers First Addition recorded in Book 52, Page 19. AFFECTS AS SHOWN.
9. Covenants, Conditions and Restrictions contained in Declaration recorded in Book 52, Page 19. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
10. Easement in favor of Oklahoma County recorded in Book 58, page 494. DOES NOT AFFECT THE DESCRIBED TRACT.
11. Right of Way in favor of Oklahoma County recorded in Book 60, page 321. DOES NOT AFFECT THE DESCRIBED TRACT.
12. Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 1001, page 52 (BLANKET EASEMENT COVERING THE DESCRIBED TRACT). Partial Release in Book 5157, page 1206. DOES NOT RELEASE THE DESCRIBED TRACT FROM BLANKET EASEMENT.
13. Easement in favor of City of Oklahoma City recorded in Book 5071, page 1785. DOES NOT AFFECT THE DESCRIBED TRACT.
14. Easement in favor of City of Oklahoma City recorded in Book 5071, page 1786. DOES NOT AFFECT THE DESCRIBED TRACT.
15. Easement in favor of City of Oklahoma City recorded in Book 5090, page 1532. DOES NOT AFFECT THE DESCRIBED TRACT.
16. Easement in favor of City of Oklahoma City recorded in Book 5355, page 1829. AFFECTS AS SHOWN.
17. Declaration of Easement by and between Travel Stop and Floyd V. Percival and Martha R. Percival recorded in Book 6193, page 239. DOES NOT AFFECT THE DESCRIBED TRACT.
18. Covenant Running with the Land recorded in Book 14158, page 395 and Book 14862, page 978. NOT A SURVEY MATTER.

General Notes

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the North Line of the Northeast Quarter of Section 20, T. 13 N., R. 2 W., I.M., Oklahoma County, Oklahoma, being a N.89°30'16"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.

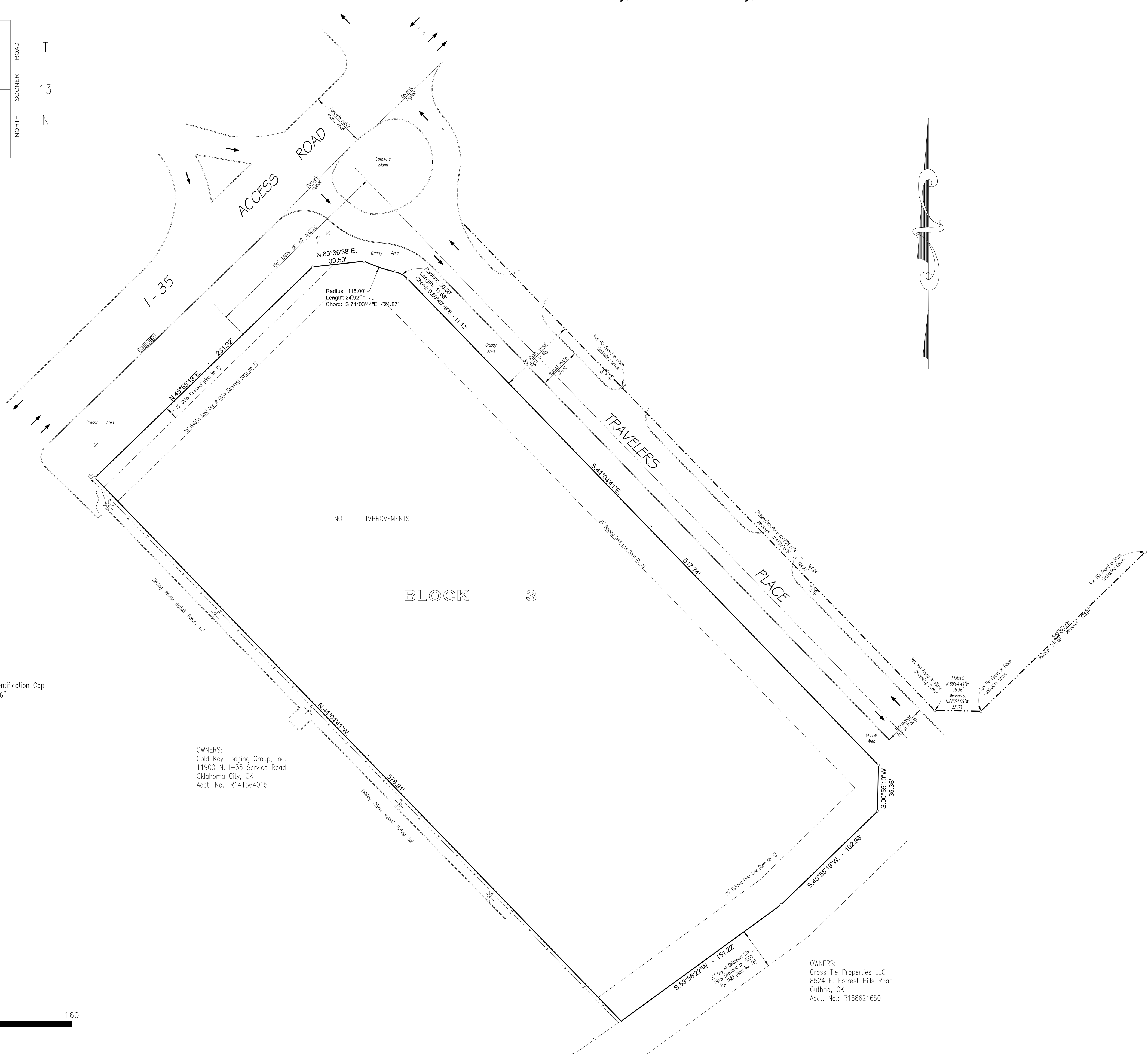
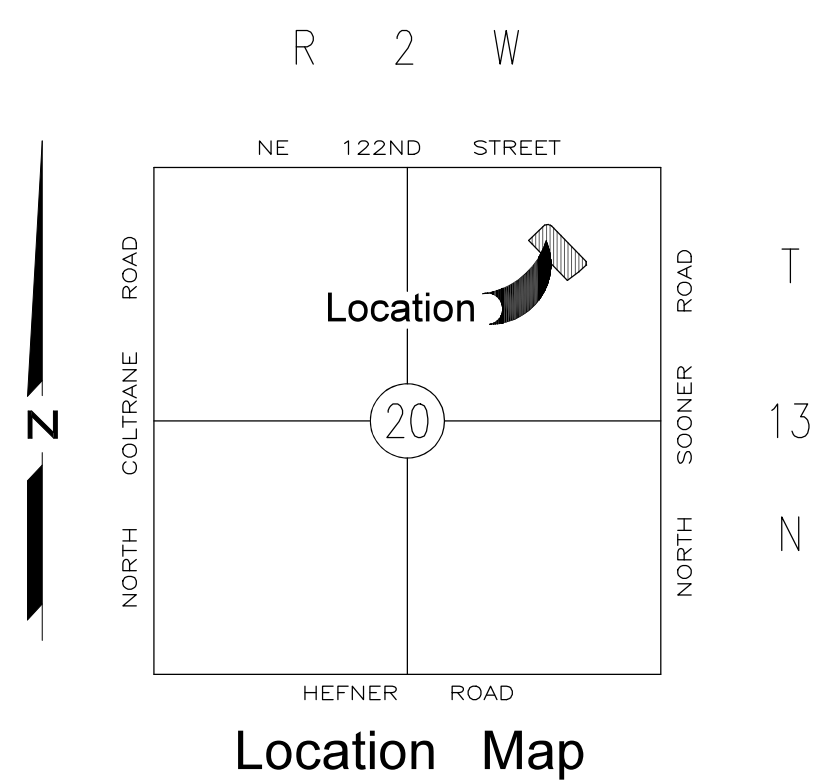
At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

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 direct access to I - 35 Access Road, a publicly dedicated street.

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:\SURVEYS\TRAVELERS 1ST\UNIMPROVED ALTA.DWG
 Date of Survey: 1 November 2021
 Date of Revision:
 Page 1 of 1



Legend

- - Iron Pin with Surveyor's Identification Cap stamped "JS Yager LS 1006"
- - - Fence Line
- ⊛ - Light Pole
- ⊙ - Power Pole
- ⊕ - Fiber Optic Sign
- ⊞ - Storm Sewer Inlet
- ⊡ - Fire Hydrant
- ⊕ - Water Valve
- ➔ - Traffic Direction Arrow
- ⊙ - Telephone Service Pedestal

OWNERS:
 Gold Key Lodging Group, Inc.
 11900 N. I-35 Service Road
 Oklahoma City, OK
 Acct. No.: R141564015

OWNERS:
 Cross Tie Properties LLC
 8524 E. Forrest Hills Road
 Guthrie, OK
 Acct. No.: R168621650

