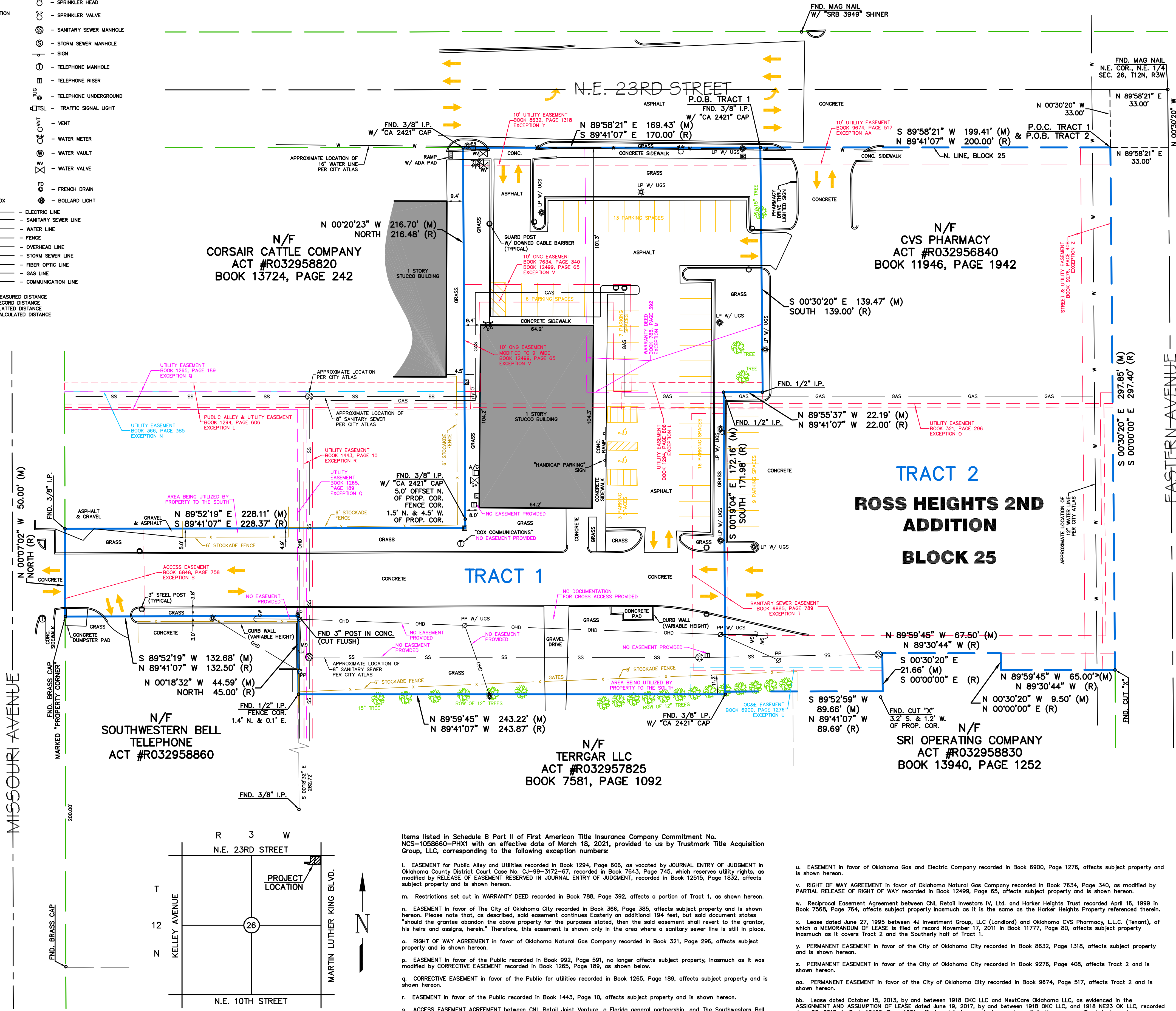
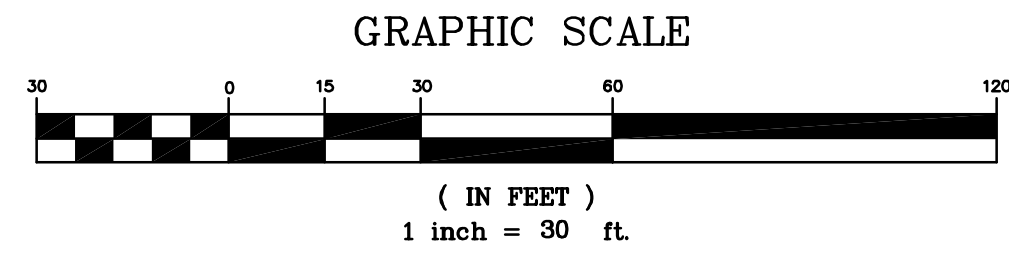


LEGEND

	A/C - AIR CONDITIONING UNIT		PB - PULL BOX
	CO - CLEAN OUT		PP - POWER POLE
	EM - ELECTRIC MANHOLE		UPS - POWER POLE W/ UNDERGROUND SERVICE
	ER - ELECTRIC RISER		SH - SPRINKLER HEAD
	FD - FIRE DEPT. CONNECTION		SV - SPRINKLER VALVE
	FH - FIRE HYDRANT		SS - SANITARY SEWER MANHOLE
	FF - FUEL FILLER PORT		SM - STORM SEWER MANHOLE
	GM - GAS METER		SI - SIGN
	GP - GUARD POST		TM - TELEPHONE MANHOLE
	GV - GAS VALVE		TR - TELEPHONE RISER
	GW - GUY WIRE		TU - TELEPHONE UNDERGROUND
	MB - MAIL BOX		TSL - TRAFFIC SIGNAL LIGHT
	RD - ROOF DRAIN		VE - VENT
	GL - GROUND LIGHT		WM - WATER METER
	SCB - SIGNAL CONTROL BOX		WV - WATER VAULT
	E - ELECTRIC LINE		WV - WATER VALVE
	SS - SANITARY SEWER LINE		FD - FRENCH DRAIN
	W - WATER LINE		BL - BOLLARD LIGHT
	X - FENCE		
	OHD - OVERHEAD LINE		
	STS - STORM SEWER LINE		
	F/O - FIBER OPTIC LINE		
	G - GAS LINE		
	C - COMMUNICATION LINE		



SURVEYOR'S CERTIFICATE
 April 1, 2021
 This survey is made for the benefit of:
 QUATRO DEVELOPMENT, LLC
 1918 OKC OD, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
 WINTRUST BANK, N.A.
 TRUSTMARK TITLE ACQUISITION GROUP, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

TRACT 1
 A tract of land in the Northeast Quarter (NE/4) of Section Twenty-six (26), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:
 COMMENCING at the Northeast corner of Block Twenty-five (25), in ROSS HEIGHTS SECOND ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, said point being 33.00 feet South and 33.00 feet West of the Northeast corner of the Northeast Quarter (NE/4) of said Section Twenty-six (26);
 THENCE South 89°58'21" West (North 89°41'07" West Record) and parallel to the North line of said Northeast Quarter (NE/4) a distance of 199.41 feet (200.00 feet Record) to the POINT OF BEGINNING;
 THENCE South 00°30'20" East (South Record) and parallel to the East line of said Northeast Quarter (NE/4) a distance of 139.47 feet (139.00 feet Record);
 THENCE North 89°55'37" West (North 89°41'07" West Record) a distance of 22.19 feet (22.00 feet Record);
 THENCE South 00°19'04" East (South Record) a distance of 172.16 feet (171.98 feet Record);
 THENCE North 89°59'45" West (North 89°41'07" West Record) a distance of 243.22 feet (243.87 feet Record);
 THENCE North 00°18'32" West (North Record) a distance of 44.59 feet (45.00 feet Record);
 THENCE South 89°52'19" West (North 89°41'07" West Record) a distance of 132.68 feet (132.50 feet Record);
 THENCE North 00°07'02" West (North Record) a distance of 50.00 feet;
 THENCE North 89°52'19" East (South 89°41'07" West Record) a distance of 228.11 feet (228.37 feet Record);
 THENCE North 00°20'23" West (North Record) a distance of 216.70 feet (216.48 feet Record);
 THENCE North 89°58'21" East (South 89°41'07" East Record) a distance of 169.43 feet (170.00 feet Record) to the POINT OF BEGINNING.
 Said tract of land contains an area of 64,742 square feet or 1.4863 acres, more or less.

TRACT 2
 RECIPROCAL EASEMENT AGREEMENT filed April 16, 1999 and recorded in Book 7568, Page 764, over the tract of land described as follows:
 A tract of land in the Northeast Quarter (NE/4) of Section Twenty-six (26), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, also being a part of Block Twenty-five (25), Ross Heights Second Addition, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 5 of Plots, Page 28, being more particularly described as follows:
 BEGINNING at the Northeast corner of Block Twenty-five (25), in ROSS HEIGHTS SECOND ADDITION, said point being 33.00 feet South and 33.00 feet West of the Northeast Corner of the Northeast Quarter (NE/4) of said Section Twenty-six (26);
 THENCE South 00°30'20" East (South 00°00'00" East Record) being 33 feet West and Parallel with the East line of said Northeast 1/4, a distance of 297.85 feet (297.40 feet Record);
 THENCE North 89°59'45" West (North 89°42'20" West (North 89°30'44" West Record) a distance of 65.00 feet;
 THENCE North 00°30'20" West (North 00°00'00" East Record) and parallel with the East line of said quarter section, a distance of 9.50 feet;
 THENCE North 89°59'45" West (North 89°42'20" West (North 89°30'44" West Record) a distance of 67.50 feet;
 THENCE South 00°30'20" East (South 00°00'00" East Record) and parallel with the East line of said quarter section, a distance of 21.66 feet;
 THENCE North 00°19'04" West (North 00°03'49" East (North 00°00'00" West Record) a distance of 172.16 feet (170.64 feet Record);
 THENCE South 89°55'37" East (South 89°42'20" East (South 89°41'07" East Record) a distance of 22.19 feet (22.00 feet Record);
 THENCE North 00°30'20" West (North 00°00'00" West Record) and parallel with the East line of said quarter section a distance of 139.47 feet (139.00 feet Record) to the North line of said Block 25;
 THENCE North 89°58'21" East (South 89°42'20" East (South 89°41'07" East Record) along the North line of said Block 25 a distance of 199.41 feet (200.00 feet Record) to the POINT OF BEGINNING.

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 Standards 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), 8, 9, 11, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on April 1, 2021.
 Shaun Christopher Axton, P.L.S. 1494
 Date: 4/1/21

- Notes:**
- The bearing of North 89°58'21" East as shown on the North line of Block 25 was used as the basis of bearing for this survey. The bearings shown hereon are based upon State Plane North Zone, which was used as the basis of bearing for this survey.
 - Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, on Flood Insurance Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ACSM and NSPS in 2021 and meets the positional tolerance requirements of an Urban Survey, as defined therein, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, and 18 in Table A contained therein.
 - The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described herein is the same as the property described in First American Title Insurance Company Commitment No. NCS-1058660-PHX1 with an effective date of March 18, 2021, provided to us by Trustmark Title Acquisition Group, LLC, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.
 - Said described property is located within an area having a Zone Designation "X" (Areas determined to be outside of the 0.2 % annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0305H, with a date of identification of December 18, 2009, for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
 - The property has direct physical access to Missouri Avenue and N.E. 23rd Street, both of which are dedicated public streets or highways.
 - The number of striped parking spaces located completely on the property is 47, 2 of which are designated for handicapped use.
 - Utility Statement: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no warranty as to the accuracy of the utility locations shown, and the surveyor is not liable for service or abandonment. The surveyor further does not 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 information available. The surveyor has not physically located the underground utilities. Utility locate request was made on this site through Call OKIE (Ticket No. 20120314382521); all utilities that were marked at the time of the fieldwork are shown hereon.

1918 N.E. 23rd Street
ALTA/NSPS Land Title Survey

P.O. Box 6578 - Norman, OK 73070
 405.681.3325 Phone & Fax - shaun@pls.net

Certificate of Authorization No. 3045 - Expires June 30, 2021
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Project No: 3201 Date: 4/1/21 Scale: 1"=30'
 Drawn By: MWH Party Chief: JDR Revisions: 6/1/21
 DWG File: 3201.dwg FB/Data File: 3201.plt

Mark Deal and Associates
 PROFESSIONAL CORPORATION

Items listed in Schedule B Part II of First American Title Insurance Company Commitment No. NCS-1058660-PHX1 with an effective date of March 18, 2021, provided to us by Trustmark Title Acquisition Group, LLC, corresponding to the following exception numbers:

- EASEMENT for Public Alley and Utilities recorded in Book 1294, Page 606, as vacated by JOURNAL ENTRY OF JUDGMENT in Oklahoma County District Court Case No. CJ-98-3172-87, recorded in Book 7643, Page 745, which reserves utility rights, as modified by RELEASE OF EASEMENT RESERVED IN JOURNAL ENTRY OF JUDGMENT, recorded in Book 12515, Page 1832, affects subject property and is shown hereon.
- Restrictions set out in WARRANTY DEED recorded in Book 788, Page 392, affects a portion of Tract 1, as shown hereon.
- EASEMENT in favor of the City of Oklahoma City recorded in Book 366, Page 385, affects subject property and is shown hereon. Please note that, as described, said easement continues easterly an additional 194 feet, but said document states "should the grantee abandon the above property for the purposes stated, then the said easement shall revert to the grantor, his heirs and assigns, herein." Therefore, this easement is shown only in the area where a sanitary sewer line is still in place.
- RIGHT OF WAY AGREEMENT in favor of Oklahoma Natural Gas Company recorded in Book 321, Page 296, affects subject property and is shown hereon.
- EASEMENT in favor of the Public recorded in Book 992, Page 591, no longer affects subject property, inasmuch as it was modified by CORRECTIVE EASEMENT recorded in Book 1265, Page 189, as shown below.
- CORRECTIVE EASEMENT in favor of the Public for utilities recorded in Book 1265, Page 189, affects subject property and is shown hereon.
- EASEMENT in favor of the Public recorded in Book 1443, Page 10, affects subject property and is shown hereon.
- ACCESS EASEMENT AGREEMENT between ONL Retail Joint Venture, a Florida general partnership, and the Southwestern Bell Telephone Company, a Missouri corporation, recorded in Book 6848, Page 758, affects subject property and is shown hereon.
- PERMANENT EASEMENT in favor of the City of Oklahoma City recorded in Book 6885, Page 789, affects subject property and is shown hereon.
- EASEMENT in favor of Oklahoma Gas and Electric Company recorded in Book 6900, Page 1276, affects subject property and is shown hereon.
- RIGHT OF WAY AGREEMENT in favor of Oklahoma Natural Gas Company recorded in Book 7634, Page 340, as modified by PARTIAL RELEASE OF RIGHT OF WAY recorded in Book 12498, Page 85, affects subject property and is shown hereon.
- Reciprocal Easement Agreement between CHL Retail Investors IV, Ltd. and Harker Heights Trust recorded April 16, 1999 in Book 7568, Page 764, affects subject property inasmuch as it is the same as the Harker Heights Property referenced therein.
- Lease dated June 27, 1995 between 4J Investment Group, LLC (Landlord) and Oklahoma CVS Pharmacy, LLC (Tenant), of which a MEMORANDUM OF LEASE is filed of record November 17, 2011 in Book 11777, Page 80, affects subject property inasmuch as it covers Tract 2 and the Southerly half of Tract 1.
- PERMANENT EASEMENT in favor of the City of Oklahoma City recorded in Book 8632, Page 1318, affects subject property and is shown hereon.
- PERMANENT EASEMENT in favor of the City of Oklahoma City recorded in Book 9276, Page 408, affects Tract 2 and is shown hereon.
- PERMANENT EASEMENT in favor of the City of Oklahoma City recorded in Book 9674, Page 517, affects Tract 2 and is shown hereon.
- Lease dated October 15, 2013, by and between 1918 OKC LLC and NextCare Oklahoma LLC, as evidenced in the ASSIGNMENT AND ASSUMPTION OF LEASE dated June 19, 2017, by and between 1918 OKC LLC, and 1918 NE23 OK LLC, recorded June 20, 2017, in Book 13466, Page 1921, affects subject property inasmuch as it is the same as Tract 1 shown hereon.