

ALTA/NSPS LAND TITLE SURVEY
ONE ON 4TH ST, LLC
CITY OF STILLWATER
PAYNE COUNTY
STATE OF OKLAHOMA

The Land is described as follows:

A particular tract of land, encompassing portions of HOYT'S BLOCK and MILLER'S BLOCK of COLLEGE ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded Plats thereof, said tract being more particularly described as follows:

[illegible]

10. Intentionally omitted.

10. Intentionally omitted.
11. Intentionally omitted.
12. Intentionally omitted.
13. Intentionally omitted.
14. Intentionally omitted.
15. Intentionally omitted.
16. Intentionally omitted.
17. Intentionally omitted.
18. Intentionally omitted.
19. Intentionally omitted.
20. Intentionally omitted.
21. Sewer Right of Way in favor of Church of Christ of Stillwater, Oklahoma, dated August 17, 1939, filed January 26, 1946, and recorded in the office of the Payne County Clerk in Book 82 at Page 116.
Said EASEMENT DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON. THERE IS NO EVIDENCE OF EXISTING SANITARY SEWER.
22. Intentionally omitted.
23. Intentionally omitted.
24. Electric Easement in favor of the City of Stillwater, Oklahoma, a Municipal Corporation, dated October 1, 2020, filed November 23, 2020, and recorded in the office of the Payne County Clerk in Book 2598 at Page 858
Said EASEMENT DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON

The East line of Hoyt's Block on an assumed Bearing of S01°14'22"E.

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Regular Spaces:	330
Truck Spaces:	0
Handicapped Spaces:	13
Total Spaces:	343

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Zone: T6
Minimum Setbacks:
Front: 0' min-10' max
Side: 0'
Rear: 10' (min.)
Maximum Height: 100' (10 stories max,
2 stories min.)

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gres: 2 14 +

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The location of utilities as shown on this plot is based on observed evidence in the field combined with City of Stillwater Alistis maps.

There was no observed evidence of recent earth moving work, building construction or building additions on Subject Property.

There was no observed evidence of site used as a solid waste dump, sump or sanitary landfill.

There was no observed evidence of wetlands on Subject Property.

Subject Property is designated as Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), per FEMA Flood Insurance Rate Map No. 40190C0227F, effective date May 16, 2007.

Schedule B Part I Requirement #16 does not affect subject property.

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

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- | | |
|---|--|
|  | EXISTING CONTOUR |
|  | CONCRETE PAVING |
|  | GRAVEL PAVING |
|  | EXISTING WATER VALVE |
|  | EXISTING WATER SPIGOT |
|  | EXISTING IRRIGATION CONTROL VALVE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING GAS VALVE |
|  | EXISTING GAS METER |
|  | EXISTING LIGHT POLE |
|  | EXISTING ELECTRIC DEWICE
AS NOTED |
|  | EXISTING SANITARY CLEAUNOUT |
|  | EXISTING POLE SIGN |
|  | EXISTING PIPE BOLLARD |
|  —W— | EXISTING WATER LINE |
|  —UGS— | EXISTING UNDERGROUND ELECTRIC |
|  —UGS— | EXISTING STORM DRAIN |
|  —UGS— | EXISTING UNDERGROUND CABLE |
|  —HG— | EXISTING UNDERGROUND GAS LINE |
|  — | EXISTING FENCE |
|  | SET 1/2" REBAR W/
CA "DAS877" UNLESS NOTED |
|  | FOUND 1/2" REBAR W/
CA "DAS877" CA UNLESS NOTED |



To One on 4th St, LLC, a Delaware limited liability company, Stillwater Student Housing Owner L.L.C., a Delaware limited liability company, its successors and assigns, Fidelity National Title Insurance Company, Commercial Title & Escrow Services, inc, and Bank Plus, a Mississippi banking corporation:

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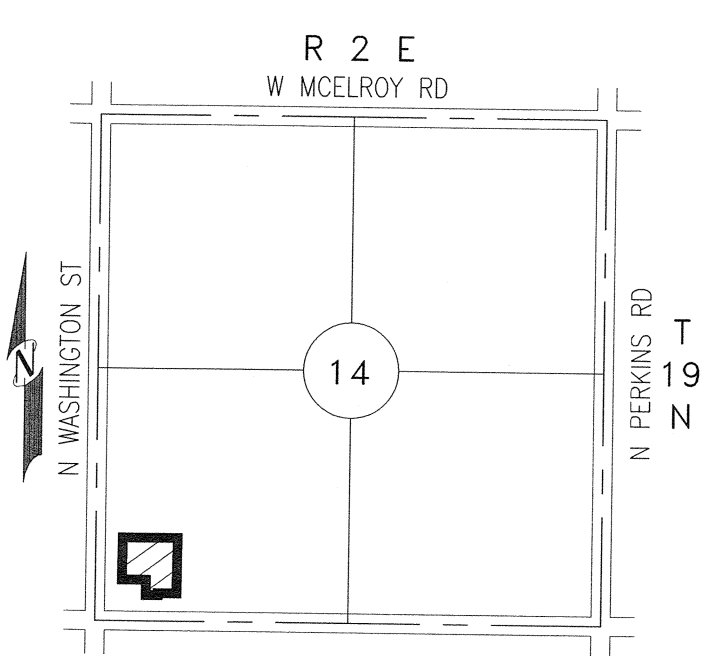
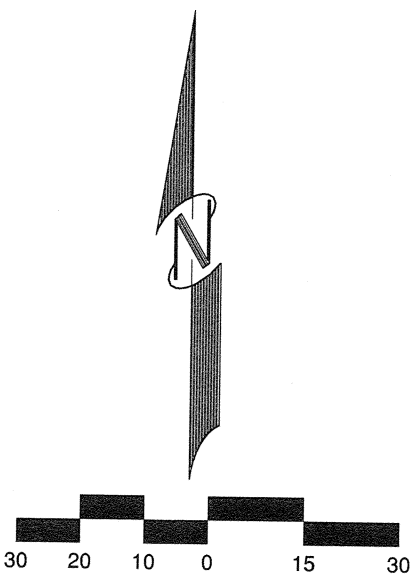
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a) and (b), 7(a), 8, 9, 10, 11, 14, and 16 of Table A thereof. The field work was completed on April 30th, 2022.

in reference to Title Commitment No. 22-0153JJ dated March 25, 2022,
revised on July 21, 2022 provided by Fidelity National Title Insurance
Company.

SURVEYOR: REVISED

Dated: 21 July 22 By: SEA
CAREY E. HARRIS P.L.S. No. 1719

Date of survey: April 30, 2022



LOCATION MAP

