

Contract Committee Review Request  
**MUST BE COMPLETED IN FULL**

Date: July 5, 2021

Contract/Agreement Vendor: NCWPCS MPL 28 - Year Sites Tower Holdings LLC

Name of Vendor  
Weiss Brown, PLLC

Contact Person Phone Number  
6263 N. Scottsdale Rd., Ste 340

Address  
Scottsdale AZ 85250

City State Zip

mandy.hebert@crowncastle.com

Email address

07/19/2021-08/31/2030

Date of services

**IS THIS A NEW VENDOR? IF SO, PLEASE PROVIDE : W9 \_\_\_\_\_ And \_\_\_\_\_**

**Vendor Registration**

\_\_\_\_\_

Person Submitting Contract/Agreement for Review: Ashley Bowser COM - 030  
Name Site

Reason for Review: (New Agreement, Renewal...): Renewal

Audience/Group to benefit from Contract/Agreement: Districtwide

**Routing Approval: PLEASE SEND TO APPROPRIATE LEADERSHIP TEAM MEMBER BEFORE SENDING TO STACIE CHASE**

Principal and Director or Administrator: \_\_\_\_\_  
Signature

Does this Contract/Agreement utilize technology? No  Yes

Has it been reviewed by the Chief Technology Officer? No  Yes

If yes, Approved by: \_\_\_\_\_  
(Signature) Technology /Approval

Leadership Team Member: \_\_\_\_\_  
Signature

Funding Source: \_\_\_\_\_  
Description OCAS Coding

- Process: PLEASE FOLLOW ALL STEPS
1. The Contract/Agreement is reviewed and approved by site Principal/ Director/ Administrator.
  2. If Technology related, the Contract/Agreement is reviewed and approved Technology.
  3. Prepare Board Agenda Memorandum and attach to Contract/Agreement.
  4. Begin the requisition process and place a comment in the Notes section that says, "Please hold req pending board approval on \_\_\_\_\_"  
Date of Board Meeting
  5. Attach this form with Contract/Agreement and Board Memo
  6. The appropriate Leadership Team Member will review and submit to the Contract Committee
  7. Keep copy for your records

*The Contract/Agreement should be received at least 2 weeks prior to a Board Meeting to ensure placement on the Agenda. The Contract Committee meets most Tuesdays at 8:30a.m. All Contracts/Agreements, regardless the amount, must be first approved by the Contract Committee and then presented to the Board of Education for approval and signature. The item will be placed on Electronic School Board for the board agenda by Stacie Chase. By following this process, the liability of entering into an agreement is placed with the district rather than an individual.*

## MEMORANDUM

To: Dr. Janet Vinson

From: Ashley Bowser

Date: July 19, 2021

Re: NCWPCS MPL 28 - Year Sites Tower Holdings LLC

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### **SUBJECT**

Accept and approve the RENEWAL agreement between Broken Arrow Public Schools (BAPS) and NCWPCS MPL 28 - Year Sites Tower Holdings LLC, amendment to exercise an additional eighty (80) square foot parcel of real property adjacent to the existing Premises ("Second Additional Lease Area"), and an additional one hundred sixty-nine (169) square foot parcel of real property adjacent to the existing Premises at 1951 E. Albany, Broken Arrow, OK 74012. They will pay BAPS twenty percent (20%) revenue share. No Cost to the District for the dates of service 06/28/2021- 08/31/2030. A. Bowser

### **ENCLOSURES/ATTACHMENTS**

Agreement  
Amendment  
Exhibits A-1 & B

### **SUMMARY**

Renewal agreement with amendment with no cost to District. NCWPCS MPL 28 - Year Sites Tower Holdings LLC will pay BAPS twenty percent (20%) revenue share, per Section 3 of the First Amendment. They are expanding their coverage and looking to collocate on the tower located at 1951 East Albany, Broken Arrow, Oklahoma 74012. NCWPCS MPL 28 - Year Sites Tower Holdings LLC agree that the Premises is hereby expanded in size to include an additional eighty (80) square foot parcel of real property adjacent to the existing Premises ("Second Additional Lease Area"), and an additional one hundred sixty-nine (169) square foot parcel of real property adjacent to the existing Premises ("Third Additional Lease Area"), each at a location more particularly described on Exhibit A-1 attached hereto and shown on the Site Plan attached hereto as Exhibit B.

### **FUNDING**

N/A

### **RECOMMENDATION**

Approve

**WHEN RECORDED RETURN TO:**

NCWPCS MPL 28 – Year Sites Tower Holdings LLC  
c/o Post Closing – Recording  
1220 Augusta Drive  
Houston, TX 77057

Prepared by:  
Weiss Brown, PLLC  
6263 N. Scottsdale Rd., Suite 340  
Scottsdale, AZ 85250

Space above this line for Recorder's Use

A.P.N.s 98401-84-01-05200  
98401-84-01-07200  
98401-84-01-14640

Prior recorded document(s) in Tulsa County, Oklahoma:  
August 3, 2000 at #00080292 in Bk 6398, Pg 585  
July 22, 2019 at #2019063861

**MEMORANDUM OF SECOND AMENDMENT TO  
OPTION AND LEASE AGREEMENT**

This Memorandum of Second Amendment to Option and Lease Agreement is made effective this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by and between THE INDEPENDENT SCHOOL DISTRICT NO. 3, TULSA COUNTY, OKLAHOMA (hereinafter referred to as "Landlord") and NCWPCS MPL 28 – YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCATT LLC, a Delaware limited liability company (hereinafter referred to as "Tenant").

1. Landlord and AT&T Wireless Services of Tulsa, Inc., a Nevada corporation ("Original Tenant") entered into an Option and Lease Agreement dated June 26, 2000, a memorandum of which was recorded in the official records of Tulsa County, Oklahoma ("Official Records") on August 3, 2000 at Instrument No. 00080292 in Book 6398, Page 585 (the "Original Agreement") whereby Original Tenant leased certain real property, together with access and utility easements, located in Tulsa County, Oklahoma from Landlord (the "Premises"), all located within certain real property owned by Landlord ("Landlord's Property"). Landlord's Property, of which the Premises is a part, is more particularly described on Exhibit B attached hereto.

2. The Original Agreement was amended by that certain First Amendment to Option and Lease Agreement dated June 24, 2019, a memorandum of which was recorded in the Official Records on July 22, 2019 at Document No. 2019063861 ("First Amendment") (hereinafter the Original Agreement and First Amendment are collectively referred to as the "Agreement").

3. NCWPCS MPL 28 – Year Sites Tower Holdings LLC is currently the Tenant under the Agreement as successor in interest to the Original Tenant.

4. The Agreement had an initial term that commenced on August 1, 2000 and expired on August 31, 2010. The Agreement provides for four (4) extensions of five (5) years each, three (3) of which were exercised by Tenant (each extension is referred to as a "Renewal Term"). According to the Agreement, the final Renewal Term expires August 31, 2030.

5. Landlord and Tenant have entered into a Second Amendment to Option and Lease Agreement (the "Second Amendment"), of which this is a Memorandum, wherein Tenant exercised the expansion option from the First Amendment ("Expansion Option") and the Premises was expanded by an additional area of two hundred forty-nine (249) square feet. A metes and bounds description of the Premises, as expanded, is attached hereto as Exhibit A.

6. The terms, covenants and provisions of the Second Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Landlord and Tenant.

7. This Memorandum does not contain the social security number of any person.

8. A copy of the Second Amendment is on file with Landlord and Tenant.

[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Landlord and Tenant have caused this Memorandum to be duly executed on the day and year first written above.

**LANDLORD:**  
THE INDEPENDENT SCHOOL DISTRICT  
NO. 3, TULSA COUNTY, OKLAHOMA

By: \_\_\_\_\_

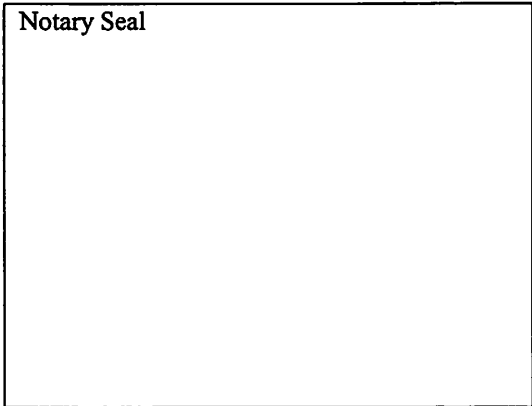
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_ 2021, before me, the subscriber, a Notary Public in and for said State and County, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of THE INDEPENDENT SCHOOL DISTRICT NO. 3, TULSA COUNTY, OKLAHOMA, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Second Amendment to Option and Lease Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



\_\_\_\_\_  
(Signature of Notary)

My Commission Expires: \_\_\_\_\_

**TENANT:**  
NCWPCS MPL 28 – YEAR SITES TOWER  
HOLDINGS LLC, a Delaware limited liability  
company

By: CCATT LLC, a Delaware limited  
liability company  
Its: Attorney In Fact

By: \_\_\_\_\_

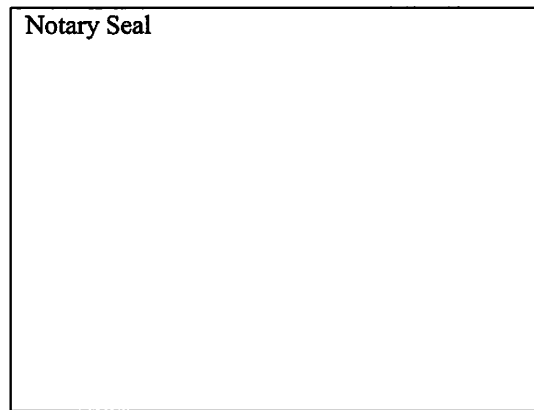
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_ 2021, before me, the subscriber, a Notary Public in and for said State and County, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of CCATT LLC, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Second Amendment to Option and Lease Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



\_\_\_\_\_  
(Signature of Notary)

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**(Legal Description of Premises)**

**PREMISES, AS EXPANDED:**

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNING;  
THENCE N 00°26'42" W A DISTANCE OF 8.21 FEET;  
THENCE S 89°33'18" W A DISTANCE OF 7.00 FEET;  
THENCE N 00°26'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'18" E A DISTANCE OF 7.00 FEET;  
THENCE N 90°00'00" E A DISTANCE OF 50.00 FEET;  
THENCE S 00°14'30" E A DISTANCE OF 24.99 FEET;  
THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET  
THENCE S 89°41'06" W A DISTANCE OF 39.91 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,372 SQ. FT. OR 0.0315 ACRES, MORE OR LESS.

**20' ACCESS/UTILITY EASEMENT:**

A 20' STRIP OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING 10 FEET ON EACH SIDE OF THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET;  
THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET;  
THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET;  
THENCE N 89°41'06" E A DISTANCE OF 39.91 FEET;  
THENCE N 00°14'30" W A DISTANCE OF 10.31 FEET TO THE POINT OF BEGINNING;  
THENCE S 88°27'07" E A DISTANCE OF 1.66 FEET;  
THENCE N 56°26'35" E A DISTANCE OF 32.92 FEET TO POINT A;  
THENCE N 87°19'56" E A DISTANCE OF 83.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 68.67 FEET; A CHORD BEARING OF N 23°19'54" W; AND A CHORD DISTANCE OF 51.51 FEET;  
THENCE ON SAID CURVE A DISTANCE OF 52.81 FEET;  
THENCE N 00°14'15" W A DISTANCE OF 203.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 206.31 FEET; A CHORD BEARING OF N 21°53'58" W; AND A CHORD DISTANCE OF 162.63 FEET;  
THENCE ON SAID CURVE 167.17 FEET;

THENCE N 46°05'27" W A DISTANCE OF 155.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 301.15 FEET; A CHORD BEARING OF N 06°28'57" W; AND A CHORD DISTANCE OF 365.48 FEET; THENCE ON SAID CURVE 392.73 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 255.33 FEET; A CHORD BEARING OF N 18°25'46" E; A CHORD DISTANCE OF 180.44 FEET; THENCE ON SAID COMPOUND CURVE A DISTANCE OF 184.42 FEET; THENCE N 00°00'28" W A DISTANCE OF 245.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST ALBANY STREET AND THE FIRST POINT OF TERMINATION ALSO FROM SAID POINT A: N 79°00'32" W A DISTANCE OF 35.65 FEET; THENCE N 90°00'00" W A DISTANCE OF 44.19 FEET; THENCE S 89°33'18" W A DISTANCE OF 7.04 FEET TO THE SECOND POINT OF TERMINATION.  
CONTAINING 31,909 SQ. FT. OR 0.7325 ACRES, MORE OR LESS.



**EXHIBIT B**  
**(Legal Description of Landlord's Property)**

Situated in the County of Tulsa, State of Oklahoma, to-wit:

APN: 98401-84-01-05200:

A tract situated in the Northeast Quarter of Section One (1), Township 18 North, Range 14 East, Tulsa County, Oklahoma, described as follows:

The South 560 feet of the North 1680 feet of a tract described as beginning at a point 770 feet West of the Northeast Corner of Section 1, Township 18 North, Range 14 East, thence South parallel to the East Section line a distance of 2240 feet to a point; thence West parallel to said North Section line a distance of 1625 feet to a point; thence North parallel to said East Section line to the North Section line a distance of 2240 feet; thence East along said North Section line a distance of 1625 feet to the Point of Beginning.

APN: 98401-84-01-07200:

A tract, situated in the Northeast Quarter of Section One (1), Township 18 North, Range 14 East, Tulsa County, Oklahoma, described as follows:

Beginning at a point 770 feet West and 560 feet South of the Northeast Corner of Section 1, Township 18 North, Range 14 East; thence West and parallel to the North Section line, a distance of 550 feet to a point; thence South and parallel to the East Section line, a distance of 100 feet to a point; thence West and parallel to the North Section line, a distance of 165 feet to a point; thence North and parallel to the East Section line, a distance of 100 feet to a point; thence West and parallel to the North Section line, a distance of 910 feet to a point; thence South and parallel to the East Section line, a distance of 560 feet to a point; thence East and parallel to the North Section line, a distance of 1625 feet to a point; thence North and parallel to the East Section line a distance of 560 feet, to the point of beginning.

APN: 98401-84-01-14640:

A Tract situated in the Northeast Quarter of Section 1 Township 18 North, Range 14 East, Tulsa County, Oklahoma described as follows:

Beginning at a point 1485 feet West of the Northeast Corner of Section 1, Township 18 North, Range 14 East; thence South parallel to the East Section line, a distance of 560 feet to a point; thence West, parallel to the North Section line, a distance of 910 feet to a point; thence North parallel to said East Section line a distance of 560 feet to a point on the North Section line; thence East along said North Section line a distance of 910 feet to the Point of Beginning.

**SECOND AMENDMENT TO  
OPTION AND LEASE AGREEMENT**

THIS SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT (the "Second Amendment") is made effective this \_\_\_\_ day of \_\_\_\_\_, 2021 ("Effective Date"), by and between THE INDEPENDENT SCHOOL DISTRICT NO. 3, TULSA COUNTY, OKLAHOMA (hereinafter referred to as "Landlord") and NCWPCS MPL 28 – YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCATT LLC, a Delaware limited liability company (hereinafter referred to as "Tenant").

**RECITALS**

WHEREAS, Landlord and AT&T Wireless Services of Tulsa, Inc., a Nevada corporation ("Original Tenant") entered into an Option and Lease Agreement dated June 26, 2000, a memorandum of which was recorded in the official records of Tulsa County, Oklahoma ("Official Records") on August 3, 2000 at Document No. 00080292 in Book 6398, Page 585 (the "Original Agreement") whereby Original Tenant leased certain real property, together with access and utility easements, located in Tulsa County, Oklahoma from Landlord (the "Premises"), all located within certain real property owned by Landlord ("Landlord's Property"); and

WHEREAS, the Original Agreement was amended by that certain First Amendment to Option and Lease Agreement dated June 24, 2019, a memorandum of which was recorded in the Official Records on July 22, 2019 at Document No. 2019063861 ("First Amendment") (hereinafter the Original Agreement and First Amendment are collectively referred to as the "Agreement"); and

WHEREAS, NCWPCS MPL 28 – Year Sites Tower Holdings LLC is currently the Tenant under the Agreement as successor in interest to the Original Tenant; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial term that commenced on August 1, 2000 and expired on August 31, 2010. The Agreement provides for four (4) extensions of five (5) years each, three (3) of which were exercised by Tenant. According to the Agreement, the final extension expires on August 31, 2030; and

WHEREAS, Landlord and Tenant desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Additional Lease Areas. Landlord and Tenant hereby acknowledge and agree that Tenant has exercised the Expansion Option set forth in Section 3 of the First Amendment. Accordingly, Landlord and Tenant agree that the Premises is hereby expanded in size to include (i) an additional eighty (80) square foot parcel of real property adjacent to the existing Premises (“Second Additional Lease Area”), and (ii) an additional one hundred sixty-nine (169) square foot parcel of real property adjacent to the existing Premises (“Third Additional Lease Area”), each at a location more particularly described on Exhibit A-1 attached hereto and shown on the Site Plan attached hereto as Exhibit B. The Premises, as expanded, is described on Exhibit A-2 attached hereto. Notwithstanding anything to the contrary in this Second Amendment, Tenant is not relinquishing any rights to any lease area, access easements, and/or utility easements that it possesses prior to the date of this Second Amendment. In the event the location of any of Tenant’s or its sublessees’ existing improvements, utilities, and/or access routes are not depicted or described on the Site Plan and/or legal descriptions, Tenant’s leasehold rights and access and utility easement rights over such areas shall remain in full force and effect and the Premises shall be deemed to include such areas.

3. Additional Rent. In consideration of the lease of the Second Additional Lease Area and Third Additional Lease Area, Tenant shall pay to Landlord the Expansion Premises Rent as set forth in Section 3 of the First Amendment, commencing upon execution of a sublease with a Future Subtenant and continuing thereafter until the earlier of (i) the expiration of the Term; or (ii) the “Return of the Additional Lease Area” as set forth below.

4. Right to Return the Additional Lease Areas. Tenant shall have the option, upon thirty (30) days prior written notice to Landlord, in its sole and absolute discretion, to return either the Second Additional Lease Area or Third Additional Lease Area, or each of them, to the Landlord and to terminate the lease of the same by removing all improvements from the Second Additional Lease Area or Third Additional Lease Area, as applicable, and returning same to its condition as of the Effective Date, ordinary wear and tear excepted (the “Return of the Additional Lease Area”). Effective upon removal of all improvements from the Second Additional Lease Area or Third Additional Lease Area, as applicable, the Expansion Premises Rent for the applicable lease area shall cease and will no longer be due or payable.

5. Representations, Warranties and Covenants of Landlord. Landlord represents, warrants and covenants to Tenant as follows:

a) Landlord is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of Landlord’s obligations under the Agreement as amended hereby.

b) Tenant is not currently in default under the Agreement, and to Landlord’s knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Agreement.

c) Landlord agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Tenant’s continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the Agreement as amended hereby.

d) Landlord acknowledges that the Premises, as defined, shall include any portion of Landlord's Property on which communications facilities or other Tenant improvements exist on the date of this Second Amendment.

6. Counterparts. This Second Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

7. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Second Amendment is hereby amended to be consistent.

8. Recordation. Tenant, at its cost and expense, shall have the right to record a memorandum of this Second Amendment in the Official Records at any time following the execution of this Second Amendment by all parties hereto.

[Signature pages follow]

Landlord and Tenant have caused this Second Amendment to be duly executed on the day and year first written above.

**LANDLORD:**  
THE INDEPENDENT SCHOOL DISTRICT  
NO. 3, TULSA COUNTY, OKLAHOMA

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Landlord affirms that this Second  
Amendment was approved at a duly noticed  
public meeting held on \_\_\_\_\_  
2021

[Tenant Execution Page Follows]

This Second Amendment is executed by Tenant as of the date first written above.

**TENANT:**  
NCWPCS MPL 28 – YEAR SITES TOWER  
HOLDINGS LLC, a Delaware limited  
liability company

By CCATT LLC, a Delaware limited  
liability company  
Its: Attorney In Fact

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A-1**  
**(Legal Description of Additional Lease Areas)**

**SECOND ADDITIONAL LEASE AREA:**

A TRACT OF LAND CONTAINED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET; THENCE N 89°41'06" E A DISTANCE OF 39.91 FEET; THENCE N 00°14'30" W A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING; THENCE N 00°14'30" W A DISTANCE OF 8.00 FEET; THENCE N 90°00'00" E A DISTANCE OF 10.00 FEET; THENCE S 00°14'30" E A DISTANCE OF 8.00 FEET; THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 80 SQ. FT. OR 0.0018 ACRES, MORE OR LESS.

**THIRD ADDITIONAL LEASE AREA:**

A TRACT OF LAND CONTAINED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET; THENCE N 89°41'06" E A DISTANCE OF 39.91 FEET TO THE POINT OF BEGINNING; THENCE N 90°00'00" E A DISTANCE OF 10.00 FEET; THENCE N 00°14'30" W A DISTANCE OF 16.99 FEET; THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET; THENCE S 00°14'30" E A DISTANCE OF 10.00 FEET; THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET; THENCE S 00°14'30" E A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING; CONTAINING 169 SQ. FT. OR 0.0039 ACRES, MORE OR LESS.

**EXHIBIT A-2**  
**(Legal Description of Premises, as expanded)**

**PREMISES, AS EXPANDED (referred to as "Overall Lease Area" in Exhibit B):**

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNING; THENCE N 00°26'42" W A DISTANCE OF 8.21 FEET; THENCE S 89°33'18" W A DISTANCE OF 7.00 FEET; THENCE N 00°26'42" W A DISTANCE OF 17.00 FEET; THENCE N 89°33'18" E A DISTANCE OF 7.00 FEET; THENCE N 90°00'00" E A DISTANCE OF 50.00 FEET; THENCE S 00°14'30" E A DISTANCE OF 24.99 FEET; THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET THENCE S 89°41'06" W A DISTANCE OF 39.91 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,372 SQ. FT. OR 0.0315 ACRES, MORE OR LESS.

**20' ACCESS/UTILITY EASEMENT:**

A 20' STRIP OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING 10 FEET ON EACH SIDE OF THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET; THENCE N 89°41'06" E A DISTANCE OF 39.91 FEET; THENCE N 00°14'30" W A DISTANCE OF 10.31 FEET TO THE POINT OF BEGINNING; THENCE S 88°27'07" E A DISTANCE OF 1.66 FEET; THENCE N 56°26'35" E A DISTANCE OF 32.92 FEET TO POINT A; THENCE N 87°19'56" E A DISTANCE OF 83.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 68.67 FEET; A CHORD BEARING OF N 23°19'54" W; AND A CHORD DISTANCE OF 51.51 FEET; THENCE ON SAID CURVE A DISTANCE OF 52.81 FEET; THENCE N 00°14'15" W A DISTANCE OF 203.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 206.31 FEET; A CHORD BEARING OF N 21°53'58" W; AND A CHORD DISTANCE OF 162.63 FEET; THENCE ON SAID CURVE 167.17 FEET;



THENCE N 46°05'27" W A DISTANCE OF 155.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 301.15 FEET; A CHORD BEARING OF N 06°28'57" W; AND A CHORD DISTANCE OF 365.48 FEET; THENCE ON SAID CURVE 392.73 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 255.33 FEET; A CHORD BEARING OF N 18°25'46" E; A CHORD DISTANCE OF 180.44 FEET; THENCE ON SAID COMPOUND CURVE A DISTANCE OF 184.42 FEET; THENCE N 00°00'28" W A DISTANCE OF 245.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST ALBANY STREET AND THE FIRST POINT OF TERMINATION ALSO FROM SAID POINT A: N 79°00'32" W A DISTANCE OF 35.65 FEET; THENCE N 90°00'00" W A DISTANCE OF 44.19 FEET; THENCE S 89°33'18" W A DISTANCE OF 7.04 FEET TO THE SECOND POINT OF TERMINATION.  
CONTAINING 31,909 SQ. FT. OR 0.7325 ACRES, MORE OR LESS.

**EXHIBIT B**  
**(Site Plan)**

[See attached]

# PRELIMINARY TOWER SURVEY

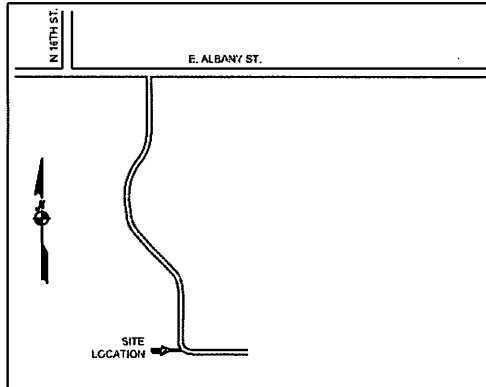
843513  
AWE 61st LYNN LANE  
1951 E Albany Street  
Broken Arrow, OK 74012, Tulsa County

## LEGEND

FND - FOUND IRON PIN	P.O.B. - POINT OF BEGINNING	PED. - PEDESTAL
ESMT. - EASEMENT	P.O.C. - POINT OF COMMENCEMENT	R - RECORD DIMENSION
GEN - GENERATOR	P.O.T. - POINT OF TERMINATION	R.O.W. - RIGHT-OF-WAY
M - MEASURED DIMENSION		TYP. - TYPICAL
AC PAD	GUARD POST	U/C - UTILITY CABINET
AV - AIR VALVE	GUY ANCHOR	SA - SANITARY SEWER MH
CO - CLEAN OUT	IRON GRATE	S - STORM SEWER MH
ELEC. METER	LIGHT POLE	TELE. MH
ELEC. PED.	METER RACK	TELE. PED.
ELEC. TRANS.	MON. FOUND AS DESCRIBED	T.V. PED.
FIRE HYDRANT	MON. SET AS DESCRIBED	UTILITY CABINET
GATE	POWER POLE	UTILITY POLE
GENERATOR	PROpane TANK	WATER METER
GROUND LIGHT	PULL BOX	WATER MH
GROUND ROD	ROAD SIGN	WATER VALVE
		ADJ./PLAT LINE
STOCKADE FENCE	CHAINLINK FENCE	EASEMENT LINE
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	SECTION LINE

## LOCATION MAP

NOT TO SCALE



## CONTENTS

COVER SHEET
PROPERTY OVERVIEW
SITE OVERVIEW
LEGAL DESCRIPTIONS

## AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	3,599,781	82.6366
EXISTING LEASE AREA	1,003	0.0230
ADDITIONAL LEASE AREA	119	0.0027
2ND ADDITIONAL LEASE AREA	80	0.0018
3ND ADDITIONAL LEASE AREA	169.90	0.0039
OVERALL LEASE AREA	1371.76	0.0315
20' ACCESS/UTILITY EASEMENT	31809	0.7325

## ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
POT	POINT OF TERMINATION

SURVEY PERFORMED FOR:



1500 Corporate Drive  
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.  
13430 NW 10th Terrace, Suite A, Alachua, FL 32615  
Tel: (386) 418-0500 | Fax: (386) 462-9998

SURVEY PERFORMED BY:

1917 S. HARVARD AVE.  
OKLAHOMA CITY, OK 73128  
PHONE: 405-303-7942  
EMAIL: COMMENTS@GPSURVEYING.COM



ISSUE: 01/18/21 | CHK: 01/18/21 | JOB NO: 21-015-017

SURVEYOR'S CERTIFICATION:

I hereby certify to Crown Castle South LLC, Crown Castle USA Inc. including its parents, subsidiaries, and affiliated entities, and Fidelity National Title Insurance Company, SURVEYOR NAME: JAMES M. POWERS, RPLS, PLS, OFCS

SIGNATURE

DATE

LEASE AREA ZONING:

General Agricultural District.

LEASE AREA FLOOD NOTE:

Zone "X" community panel 40143C0325M, which bears an effective date of 09/30/2018

BEARING BASIS:

THE BASIS OF BEARING FOR THE PURPOSES OF THIS SURVEY IS NAD83/ OK NORTH GPS OBSERVATIONS & THE NORTHEAST SECTION LINE BETWEEN FOUND MONUMENTS HAVING A BEARING OF S 87°56'32" W.

NOTES:

1. SURVEY PERFORMED ON 02/05/2021.
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM (SPCS), WITH (VDAT) VERTICAL DATUM.
3. A SURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREIN ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREIN.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRAWN
1	02/19/21	CLIENT REQUEST AND THIRD ADDITIONAL LEASE AREA	JMB
2	05/06/21	REVISED BASIS OF BEARING NOTE	JMB
3	04/18/21	CLIENT COMMENTS	JMB

SITE INFORMATION:

Name	AWE 61st LYNN LANE
BUN	843513
Address	1951 E ALBANY STREET BROKEN ARROW, OK 74012
County	TULSA

SITE LOCATED IN:

Section 1, Township 18 North, Range 14 East

## TOWER SURVEY

SHEET: COVER SHEET

SHEET: PROPERTY OVERVIEW

## TOWER SURVEY

Section 11, Township 18 North, Range 14 East

SITE LOCATED IN:	TULSA
County	TULSA
Address	1951 E ALBANY STREET
BUN	843613
Name	AVE 6181 LYNN LANE

**DATE INFORMATION:**

REV	DATE	DESCRIPTION
3	04/19/11	UPDATE CORNERS AND BOUNDARY LEASE AREAS
2	03/05/11	ISSUE MAPS OF RECORD
1	04/18/11	FINAL CORNERS

**CROWN CASTLE**  
1500 Corporate Drive  
Cantonville, PA 15117

SURVEY PERFORMED FOR:

ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	SECTION LINE	SECT
STOCKADE FENCE	CHAMBLINK FENCE	EASEMENT LINE	ADJ. PLAT LINE
GROUND ROD	ROAD SIGN	WATER VALVE	WATER METER
GROUND LIGHT	PULL BOX	WATER METER	WATER METER
GENERATOR	PROPRANE TANK	WATER METER	WATER METER
GATE	POWER POLE	UTILITY POLE	UTILITY POLE
FIRE HYDRANT	AS DESCRIBED	UTILITY CABINET	UTILITY CABINET
ELEC. TRANS.	MON. FOUND	T.V. PED.	T.V. PED.
ELEC. PED.	METER RACK	TELE. PED.	TELE. PED.
ELEC. METER	LIGHT POLE	TELE. MH	TELE. MH
CLEAN OUT	IRON GRAVE	SEWER MH	SEWER MH
AIR VALVE	GUY ANCHOR	SEWER MH	SEWER MH
A.C. PAD	GUARD POST	GUARD POST	GUARD POST
U/C - UTILITY	U/C - UTILITY	U/C - UTILITY	U/C - UTILITY
TERMINATION	TERMINATION	TERMINATION	TERMINATION
GEN - MEASURED	CONCRETE	R.O.W. - POINT OF BEGINNING	R.O.W. - POINT OF BEGINNING
ESLT. - EASEMENT	ESLT. - EASEMENT	R - RECORD	R - RECORD
FP - IRON PIN	FP - IRON PIN	FP - IRON PIN	FP - IRON PIN
FP - FOUND	FP - FOUND	FP - FOUND	FP - FOUND

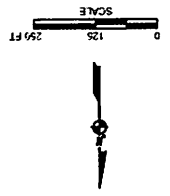
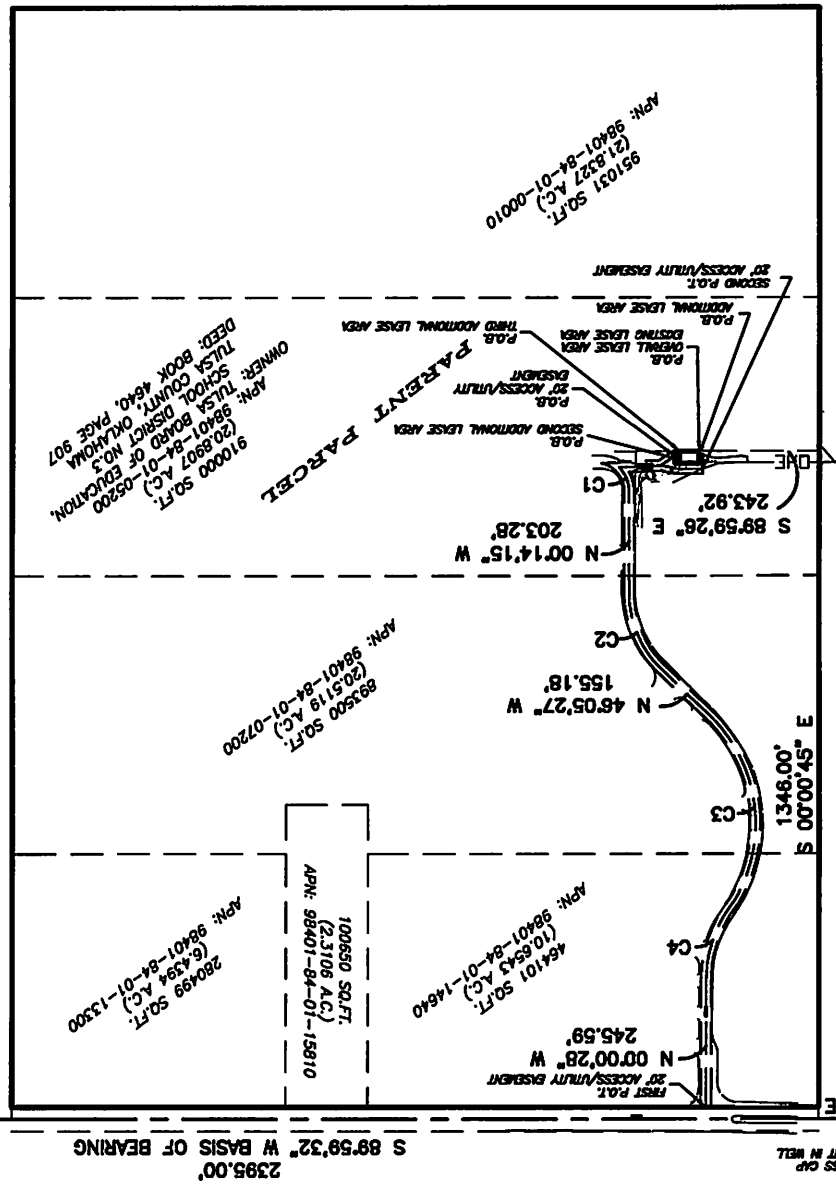
### LEGEND

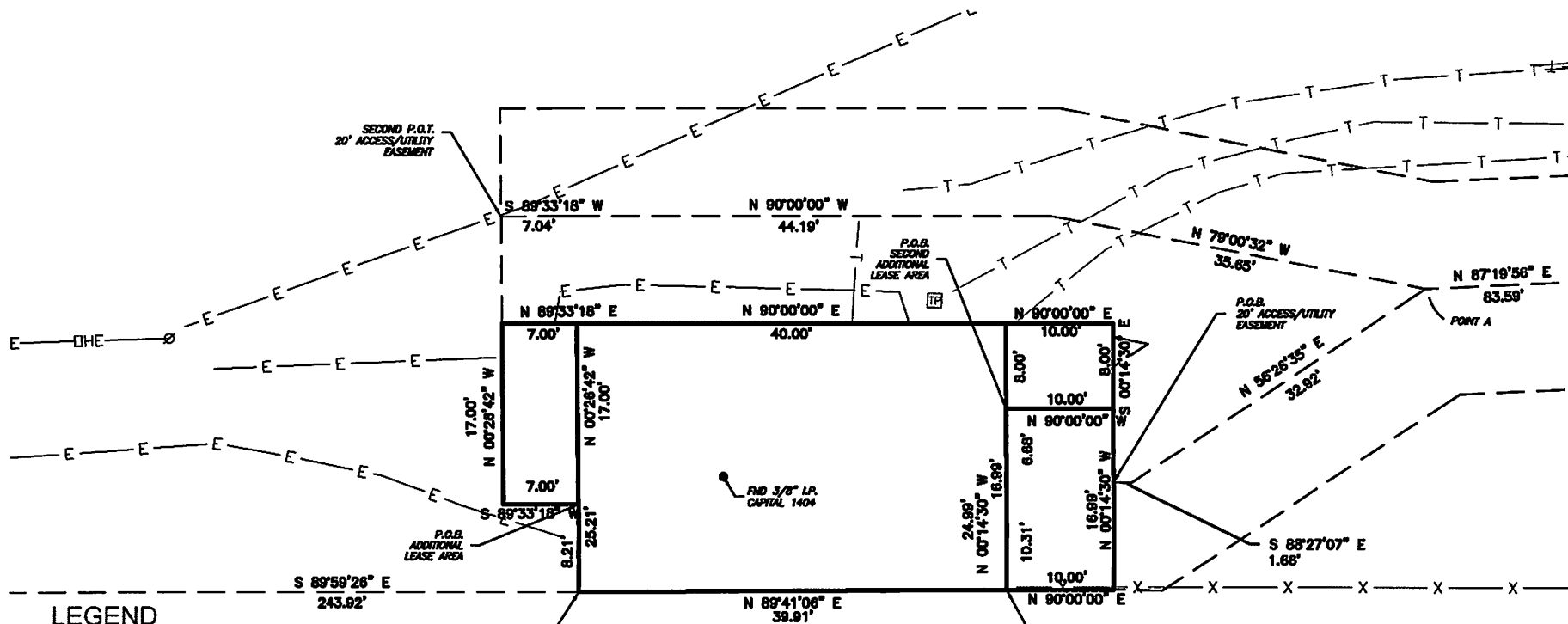
AREA SUMMARY		
AREA	SQ. FT.	ACRES
PARENT PARCEL	3,999,781	82.6388
EXISTING LEASE AREA	1,003	0.0230
ADDITIONAL LEASE AREA	119	0.0027
2ND ADDITIONAL LEASE AREA	80	0.0018
3RD ADDITIONAL LEASE AREA	169,990	0.0039
OVERALL LEASE AREA	1,371,76	0.0315
20' ACCESS/UTILITY EASEMENT	31909	0.7325

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.61'	68.67'	44°03'30"	N 23°19'54" W	51.51'
C2	167.17'	206.31'	48°25'32"	N 21°53'58" W	162.63'
C3	392.73'	301.15'	74°43'07"	N 08°28'57" W	305.48'
C4	184.42'	258.33'	41°22'58"	N 18°25'46" E	180.44'

P.O.C. PARENT PARCEL  
P.O.C. EXISTING TOWER LEASE AREA  
P.O.C. 20' ACCESS/UTILITY EASEMENT  
P.O.C. ADDITIONAL LEASE AREA  
P.O.C. SECOND ADDITIONAL LEASE AREA  
P.O.C. BRASS CAP  
MONUMENT IN WELL  
N/E CORNER, SEC. 11, T18N-R14E

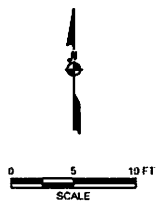
**E. ALBANY ST.**  
49.5' STATUTORY PUBLIC R.O.W.  
44.0' ASPHALT PAVING  
770.00' S 89°59'32" W  
36' 1 6





**LEGEND**

- |                        |                                |                       |
|------------------------|--------------------------------|-----------------------|
| FND - FOUND IRON PIN   | P.O.B. - POINT OF BEGINNING    | PED. - PEDESTAL       |
| ESMT. - EASEMENT       | P.O.C. - POINT OF COMMENCEMENT | R - RECORD DIMENSION  |
| GEN - GENERATOR        | P.O.T. - POINT OF TERMINATION  | R.O.W. - RIGHT-OF-WAY |
| M - MEASURED DIMENSION |                                | TYP. - TYPICAL        |
| U/C - UTILITY CABINET  |                                |                       |
| A.C. PAD               | GUARD POST                     | TP - TELE. PED.       |
| AIR VALVE              | GUY ANCHOR                     | T.V. PED.             |
| CLEAN OUT              | IRON GRATE                     | UTILITY CABINET       |
| ELEC. METER            | LIGHT POLE                     | UTILITY POLE          |
| ELEC. PED.             | METER RACK                     | WATER METER           |
| ELEC. TRANS.           | MON. FOUND AS DESCRIBED        | WATER MH              |
| FIRE HYDRANT           | MON. SET AS DESCRIBED          | WATER VALVE           |
| GATE                   | POWER POLE                     | ADV./PLAT LINE        |
| GENERATOR              | PROPANE TANK                   | EASEMENT LINE         |
| GROUND LIGHT           | PULL BOX                       | SECTION LINE          |
| GROUND ROD             | ROAD SIGN                      |                       |
| STOCKADE FENCE         | CHAINLINK FENCE                |                       |
| ROAD CENTERLINE        | OVERHEAD ELECTRIC LINE         |                       |



AREA SUMMARY		
AREA	SQ. FT.	ACRES
PARENT PARCEL	3,599,781	82.6396
EXISTING LEASE AREA	1,003	0.0230
ADDITIONAL LEASE AREA	119	0.0027
2ND ADDITIONAL LEASE AREA	60	0.0018
3RD ADDITIONAL LEASE AREA	169.90	0.0039
OVERALL LEASE AREA	1371.76	0.0315
20' ACCESS/UTILITY EASEMENT	31909	0.7325

**SURVEY PERFORMED FOR:**

**CROWN CASTLE** 1500 Corporate Drive  
Canonburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
3	03/19/21	CLIENT COMMENTS AND THIRD ADDITIONAL LEASE AREA	JRB
2	03/29/21	REVISED NORTH OF BEARING INFO	JRB
1	04/19/21	CLIENT COMMENTS	JRB

**SITE INFORMATION:**

Name: AWE 61st LYNN LANE  
 BUN: 843513  
 Address: 1951 E ALBANY STREET  
 BROKEN ARROW, OK 74012  
 County: TULSA

**SITE LOCATED IN:**  
 Section 1, Township 18 North, Range 14 East

**TOWER SURVEY**

SHEET: SITE OVERVIEW

PARENT TRACT (AS PROVIDED)

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 770 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE¼), A DISTANCE OF 2240 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE¼), A DISTANCE OF 1425 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE¼), A DISTANCE OF 1425 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE¼), A DISTANCE OF 1425 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.698/81 SQ. FT. ± 42.6399 ACRES, MORE OR LESS.

EXISTING LEASE AREA.

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A POINT IN THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE S 89°59'32" W A DISTANCE OF 2385.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'28" E A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNING.

THENCE N 00°28'42" W A DISTANCE OF 35.21 FEET;  
THENCE N 90°00'00" E A DISTANCE OF 4.00 FEET;  
THENCE S 00°14'30" E A DISTANCE OF 24.98 FEET;  
THENCE S 89°11'00" W A DISTANCE OF 39.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.003 SQ. FT. ± 0.0230 ACRES, MORE OR LESS.

ADDITIONAL LEASE AREA.

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A POINT IN THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE S 89°59'32" W A DISTANCE OF 2385.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'28" E A DISTANCE OF 243.92 FEET; THENCE N 00°28'42" W A DISTANCE OF 35.21 FEET TO THE POINT OF BEGINNING.

THENCE S 89°23'18" W A DISTANCE OF 7.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'15" E A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 119 SQ. FT. ± 0.0027 ACRES, MORE OR LESS.

SECOND ADDITIONAL LEASE AREA.

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE S 89°59'32" W A DISTANCE OF 2385.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'28" E A DISTANCE OF 243.92 FEET; THENCE N 00°28'42" W A DISTANCE OF 35.21 FEET; THENCE N 00°14'30" W A DISTANCE OF 8.00 FEET;  
THENCE N 90°00'00" E A DISTANCE OF 10.00 FEET;  
THENCE S 00°14'30" W A DISTANCE OF 8.00 FEET;  
THENCE N 89°00'00" W A DISTANCE OF 10.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 89 SQ. FT. ± 0.0018 ACRES, MORE OR LESS.

THIRD ADDITIONAL LEASE AREA.

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE S 89°59'32" W A DISTANCE OF 2385.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'28" E A DISTANCE OF 243.92 FEET; THENCE N 00°28'42" W A DISTANCE OF 35.21 FEET TO THE POINT OF BEGINNING.

THENCE N 90°00'00" E A DISTANCE OF 10.00 FEET;  
THENCE N 00°14'30" W A DISTANCE OF 16.94 FEET;  
THENCE S 00°14'30" W A DISTANCE OF 16.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 199 SQ. FT. ± 0.0039 ACRES, MORE OR LESS.

OVERALL LEASE AREA:

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE S 89°59'32" W A DISTANCE OF 2385.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'28" E A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNING.

THENCE N 00°28'42" W A DISTANCE OF 8.21 FEET;  
THENCE S 89°33'18" W A DISTANCE OF 7.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'15" E A DISTANCE OF 17.00 FEET;  
THENCE S 89°00'00" E A DISTANCE OF 50.00 FEET;  
THENCE N 00°14'30" E A DISTANCE OF 24.98 FEET;  
THENCE N 90°00'00" W A DISTANCE OF 10.90 FEET;  
THENCE S 89°11'00" W A DISTANCE OF 39.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.372 SQ. FT. ± 0.0315 ACRES, MORE OR LESS.

2D ACCESSIBILITY EASEMENT:

A 20' STRIP OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE S 89°59'32" W A DISTANCE OF 2385.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'28" E A DISTANCE OF 243.92 FEET; THENCE N 00°28'42" W A DISTANCE OF 35.21 FEET; THENCE N 89°23'18" W A DISTANCE OF 7.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'15" E A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THENCE N 89°23'18" W A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'15" E A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THENCE N 89°23'18" W A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'15" E A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THENCE N 89°23'18" W A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'15" E A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THENCE N 89°23'18" W A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET;  
THENCE N 89°33'15" E A DISTANCE OF 17.00 FEET;  
THENCE N 00°28'42" W A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.508 SQ. FT. ± 0.7329 ACRES, MORE OR LESS.

SURVEY PERFORMED FOR:



1500 Corporate Drive  
Channahaw, PA 15071

REV#	DATE	DESCRIPTION	DATE
1	08/17/21	DEED CHANGE AND 1980 ADDITIONAL USE PERMITS	08/18/21
2	09/07/21	REVISED DEED CHANGE	09/08/21
3	09/21/21	REVISED DEED CHANGE	09/22/21

SITE INFORMATION:  
BLN# JAMES 0181LYNN LANE  
BLN# 843513

Address 1951 E ALBANY STREET  
Broken Arrow, OK 74012  
County TULSA

SITE LOCATED IN:  
Section 1, Township 18 North, Range 14 East

TOWER SURVEY

SHEET: LEGAL DESCRIPTIONS

**PARENT TRACT (AS PROVIDED)**

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 770 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2240 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1625 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2240 FEET TO A POINT ON THE NORTH LINE THEREOF; THENCE EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1625 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,599,781 SQ. FT. 82.6396 ACRES, MORE OR LESS.

**EXISTING LEASE AREA:**

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNING;

THENCE N 00°26'42" W A DISTANCE OF 25.21 FEET;

THENCE N 90°00'00" E A DISTANCE OF 40.00 FEET;

THENCE S 00°14'30" E A DISTANCE OF 24.99 FEET;

THENCE S 89°41'06" W A DISTANCE OF 39.91 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,003 SQ. FT. OR 0.0230 ACRES, MORE OR LESS.

**ADDITIONAL LEASE AREA:**

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET; THENCE N 00°26'42" W A DISTANCE OF 8.21 FEET TO THE POINT OF BEGINNING;

THENCE S 89°33'18" W A DISTANCE OF 7.00 FEET;

THENCE N 00°26'42" W A DISTANCE OF 17.00 FEET;

THENCE N 89°33'18" E A DISTANCE OF 7.00 FEET;

THENCE S 00°26'42" E A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 119 SQ. FT. OR 0.0027 ACRES, MORE OR LESS.

**SECOND ADDITIONAL LEASE AREA:**

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET; THENCE N 89°41'06" E A DISTANCE OF 39.91 FEET; THENCE N 00°14'30" W A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING;

THENCE N 00°14'30" W A DISTANCE OF 8.00 FEET;

THENCE N 90°00'00" E A DISTANCE OF 10.00 FEET;

THENCE S 00°14'30" E A DISTANCE OF 8.00 FEET;

THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 80 SQ. FT. OR 0.0018 ACRES, MORE OR LESS.



CONTAINING 1,372 SQ. FT. OR 0.0315 ACRES, MORE OR LESS.

THENCE S 89°41'06" W A DISTANCE OF 39.91 FEET TO THE POINT OF BEGINNING;

THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET

THENCE S 00°14'30" E A DISTANCE OF 24.99 FEET;

THENCE N 90°00'00" E A DISTANCE OF 50.00 FEET;

THENCE N 89°33'18" E A DISTANCE OF 7.00 FEET;

THENCE N 00°26'42" W A DISTANCE OF 17.00 FEET;

THENCE S 89°33'18" W A DISTANCE OF 7.00 FEET;

THENCE N 00°26'42" W A DISTANCE OF 8.21 FEET;

BEGINNING;

A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET TO THE POINT OF

**OVERALL LEASE AREA:**

CONTAINING 169 SQ. FT. OR 0.0039 ACRES, MORE OR LESS.

THENCE S 00°14'30" E A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING;

THENCE N 90°00'00" W A DISTANCE OF 10.00 FEET;

THENCE N 00°14'30" W A DISTANCE OF 16.99 FEET;

THENCE N 90°00'00" E A DISTANCE OF 10.00 FEET;

89°41'06" E A DISTANCE OF 39.91 FEET TO THE POINT OF BEGINNING;  
DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET; THENCE N SAID SECTION ONE(1); THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET; THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET; THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET; THENCE N TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, A TRACT OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1),

**THRID ADDITIONAL LEASE AREA:**

**20' ACCESS/UTILITY EASEMENT:**

A 20' STRIP OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING 10 FEET ON EACH SIDE OF THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A THE NORTHEAST CORNER OF SAID SECTION ONE(1);

THENCE S 89°59'32" W A DISTANCE OF 2395.00 FEET;

THENCE S 00°00'45" E A DISTANCE OF 1346.00 FEET;

THENCE S 89°59'26" E A DISTANCE OF 243.92 FEET;

THENCE N 89°41'06" E A DISTANCE OF 39.91 FEET;

THENCE N 00°14'30" W A DISTANCE OF 10.31 FEET TO THE POINT OF BEGINNING;

THENCE S 88°27'07" E A DISTANCE OF 1.66 FEET;

THENCE N 56°26'35" E A DISTANCE OF 32.92 FEET TO POINT A;

THENCE N 87°19'56" E A DISTANCE OF 83.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 68.67 FEET; A CHORD BEARING OF N 23°19'54" W; AND A CHORD DISTANCE OF 51.51 FEET;

THENCE ON SAID CURVE A DISTANCE OF 52.81 FEET;

THENCE N 00°14'15" W A DISTANCE OF 203.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 206.31 FEET; A CHORD BEARING OF N 21°53'58" W; AND A CHORD DISTANCE OF 162.63 FEET;

THENCE ON SAID CURVE 167.17 FEET;

THENCE N 46°05'27" W A DISTANCE OF 155.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 301.15 FEET; A CHORD BEARING OF N 06°28'57" W; AND A CHORD DISTANCE OF 365.48 FEET;

THENCE ON SAID CURVE 392.73 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 255.33 FEET; A CHORD BEARING OF N 18°25'46" E; A CHORD DISTANCE OF 180.44 FEET; THENCE ON SAID COMPOUND CURVE A DISTANCE OF 184.42 FEET;

THENCE N 00°00'28" W A DISTANCE OF 245.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST ALBANY STREET AND THE FIRST POINT OF TERMINATION

ALSO FROM SAID POINT A: N 79°00'32" W A DISTANCE OF 35.65 FEET; THENCE N 90°00'00" W A DISTANCE OF 44.19 FEET; THENCE S 89°33'18" W A DISTANCE OF 7.04 FEET TO THE SECOND POINT OF TERMINATION.

CONTAINING 31,909 SQ. FT. OR 0.7325 ACRES, MORE OR LESS.