

OWNER'S CERTIFICATE AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, RETAIL BUILDINGS, INC., an Oklahoma Corporation, hereby certifies that it is the owner of the legal title and the only person, firm or corporation having any legal right, title or interest in and to the land shown on the annexed map or plat of BRAUM'S ADDITION, an addition to the City of Yukon, being a part of the NE 1/4, Sec. 30, T 12 N, R 5 W, Canadian County, Oklahoma, and do further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of BRAUM'S ADDITION, does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, for their successors and assigns, and guarantee a clear title to said land and have caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said plat as drainage or utility easements are hereby reserved of the purposes of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service above or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair maintenance, operation and removal of any such public or quasi-public utility.

SAID property covered by this plat and this dedication are subject to certain restrictions, reservations and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed at Oklahoma City, Oklahoma, this 27th day of FEBRUARY, 1991.

RETAIL BUILDINGS, INC.

BY: W. Anthony Bostwick
W. ANTHONY BOSTWICK, VICE-PRESIDENT

ATTEST:

Armando Carro
ARMANDO CARRO, ASST. SECRETARY

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss

Before me, the undersigned, a Notary Public duly commissioned in and for the county and state aforesaid, on this 27th day of FEBRUARY, 1991, personally appeared W. Anthony Bostwick, who being by me duly sworn, did say that he is the Vice President of RETAIL BUILDINGS, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said W. Anthony Bostwick acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have thereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

My Commissions Expires:

Dec 17, 1994

SURVEYOR'S CERTIFICATE

I, Dean Looper, a Registered Land Surveyor, in the State of Oklahoma, do hereby certify that the annexed plat of BRAUM'S ADDITION, an addition to the City of Yukon, Canadian County, Oklahoma, correctly represents an accurate survey made, under my supervision, and that the monuments shown thereon actually exist and are correctly shown.

Dean Looper
DEAN LOOPER
Registered Land Surveyor #992

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 27th day of FEBRUARY, 1991, personally appeared DEAN LOOPER, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL the day and year last above written.

Peggy N. ...
NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/10/92

This reproduction meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

TRIANGLE/A & E, Inc.
BOX 300 OKLAHOMA CITY 73101

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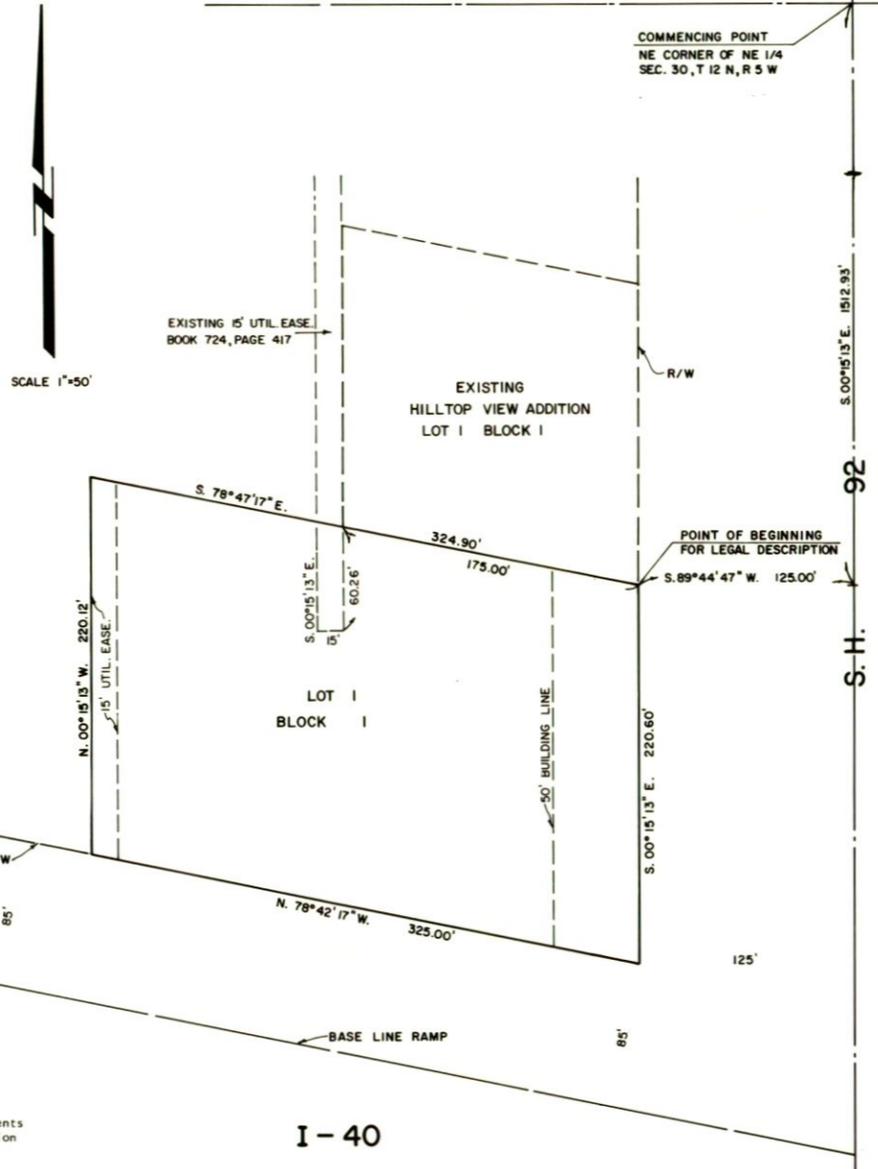
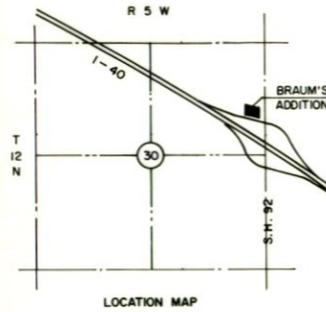
MARK SHOE
COUNTY CLERK
Book 8 Page 155

FINAL PLAT

BRAUM'S ADDITION

LOT 1 BLOCK 1

AN ADDITION TO THE CITY OF YUKON, OKLAHOMA
BEING A PART OF THE NE 1/4 OF SECTION 30,
T 12 N, R 5 WIM, CANADIAN COUNTY, OKLAHOMA



CITY CLERK'S CERTIFICATE

I, the undersigned, City Clerk for the City of Yukon, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unreturned installments on special assessments have been paid in full and there are no special assessment procedures now pending against the land shown on the annexed plat of BRAUM'S ADDITION, an addition to the City of Yukon, Oklahoma, on this 6 day of June, 1991.

Mary Lee Fuchs
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Yukon, Oklahoma, hereby certify that said Planning Commission duly approved the annexed Final Plat of BRAUM'S ADDITION, at a meeting on the day of June, 1991.

CHAIRMAN

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Yukon, Oklahoma, that the dedications shown on the attached plat of BRAUM'S ADDITION are hereby accepted.

ADOPTED by the Council of the City of Yukon, Oklahoma, this 14th day of February, 1991.

Jerry S. Skelton
MAYOR

ATTEST:

Mary Lee Fuchs
CITY CLERK

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) ss

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of BRAUM'S ADDITION, an addition to Oklahoma City, Oklahoma, appears to be vested in Retail Buildings, Inc., an Oklahoma Corporation, on the 27th day of FEBRUARY, 1991, unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances, except mineral conveyances, mortgages and easements of record.

W. Anthony Bostwick & Associates, Inc.
BY: Ron Jackson
VICE-PRESIDENT

ATTEST:

Margie Hickman
ASSISTANT SECRETARY

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 1990, and prior years, on the land shown on the annexed plat of BRAUM'S ADDITION, an addition to Yukon, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in El Reno, Oklahoma, on this 17 day of June, 1991.

David J. Radcliff
COUNTY TREASURER
by Harriet Klemann, Deputy

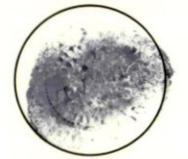
LEGAL DESCRIPTION

A Tract or parcel of land lying in the Northeast Quarter (NE 1/4) of section 30, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northeast corner of said NE 1/4; Thence S. 00° 15' 13" E. and along the East line of said NE 1/4 for a distance of 1512.93 feet; Thence S. 89° 44' 47" W. for a distance of 125.00 feet for a Point of Beginning, said point being the Southeast corner of Lot 1, Hilltop View Addition to the City of Yukon, Oklahoma, and also being on the West right-of-way line of S.H. 92; Thence S. 00° 15' 13" E. and along said West right-of-way for a distance of 220.60 feet to the North right-of-way of Interstate Highway No. 40; Thence N. 78° 42' 17" W. and along said North right-of-way for a distance of 325.00 feet; Thence N. 00° 15' 13" W. for a distance of 220.12 feet; Thence S. 78° 47' 17" E. for a distance of 324.90 feet to the Point of Beginning, containing 1.6108 acres, more or less (70,167.43 Square Feet).



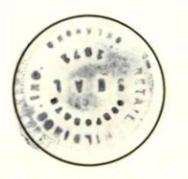
CITY OF YUKON



ABSTRACTOR



COUNTY TREASURER



CORPORATE SEAL



OWNER'S NOTARY



SURVEYOR



SURVEYOR'S NOTARY