

LAND AUCTION

in Oklahoma City near Tinker Air Force Base

160[±] acres

offered in 19 tracts from 5+ to 49± acres



DEVELOPMENT POTENTIAL

 online bidding available

LARGE, MATURE TREES

SECLUDED SETTING



Information Booklet

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

BRENT WELLINGS • 972-768-5165 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 8, 2017

160 ACRES – OKLAHOMA CITY, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Wednesday, November 1, 2017.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
160± Acres • Oklahoma City, Oklahoma
Wednesday, November 8, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is:

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, November 8, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, November 1, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



TRACT DESCRIPTIONS



A part of the McQueen family since 1925, this 160± acre property is uniquely positioned to attract a diversity of Buyers on November 8. With large, mature timber, a convenient location and plenty of space to make each tract your own the small parcels we are offering provide an outstanding opportunity for home-site buyers and investors to purchase an attractive property. If you are seeking a larger parcel for residential development, tracts can easily be combined to accommodate your needs. The west half of the property is zoned R-1 and the east half is zoned AA. The property has a gentle topography, allowing for easy access and improvement of your tract. Explore the possibilities this legacy property has to offer.

TRACT DESCRIPTIONS:

Tracts 1-15: A collection of tracts fronting S Westminster Road and SE 29th Street that range in size from 5+ to 6± acres. These parcels are all easily accessed from paved roads, are heavily wooded for ultimate privacy, have electric utilities along the front and make outstanding potential building sites. Come view the property and take your pick or put together a combination of tracts that best fit your needs!

Tract 16: 5+ acres located along SE 29th Street, heavily wooded with access on SE 29th.

Tract 17: 5+ acres on the far east side of the property which fronts SE 29th, this parcel has a nice rolling terrain and large mature hardwood trees.

Tract 18: 21± acres with frontage along SE 29th, a great potential building site with rolling topography and Choctaw Creek running along the back.

Tract 19: 49± with ultimate privacy! If you are searching for a large property in Oklahoma City limits but want to escape the city bustle this tract is for you. Accessed from SE 29th, this tract is a combination of mature timber, rolling terrain and a small creek, which create a unique setting for a potential home site.



AUCTION MANAGER:

BRENT WELLINGS

972-768-5165

brent@schraderauction.com

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 19 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Trustees Deed, Without Warranty.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be

the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

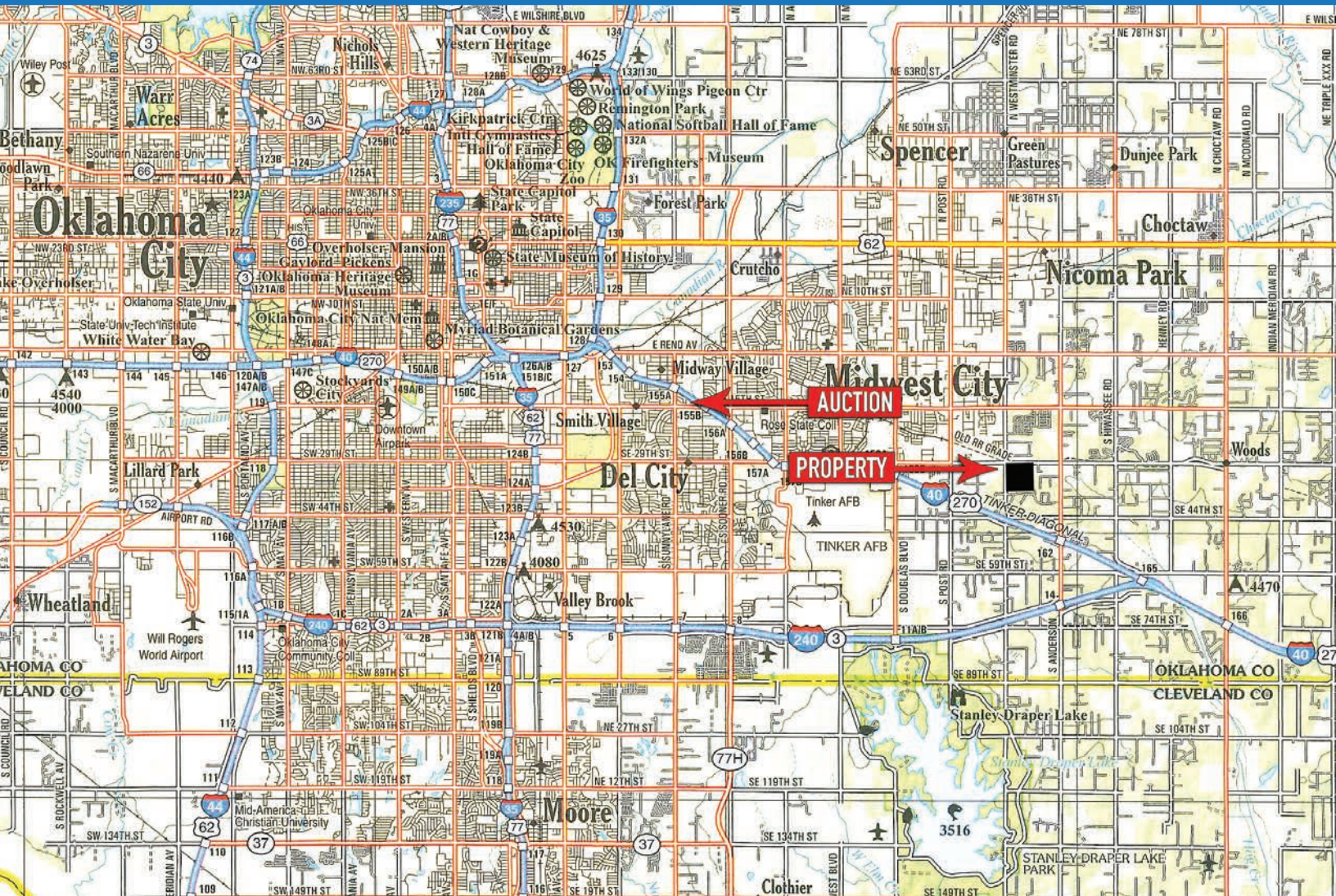
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half



LOCATION MAP



LOCATION MAP



LAND AUCTION

in Oklahoma City near Tinker Air Force Base

Directions to Property: Take Exit 162 off I-40 for Anderson Rd. Turn north on Anderson Rd and follow for 0.1 mile, turn left on SE 44th St and follow for 1 mile. Turn right on S Westminister Rd and follow for 1/2 mile, property will start on your right.

Auction Location: Del City Community Center, 4505 SE 15th St, Oklahoma City, OK 73115

Direction to Auction: Take Exit 155B off I-40 and turn west on SE 15th St. Follow for 0.2 mile and the Del City Community Center will be on your right.



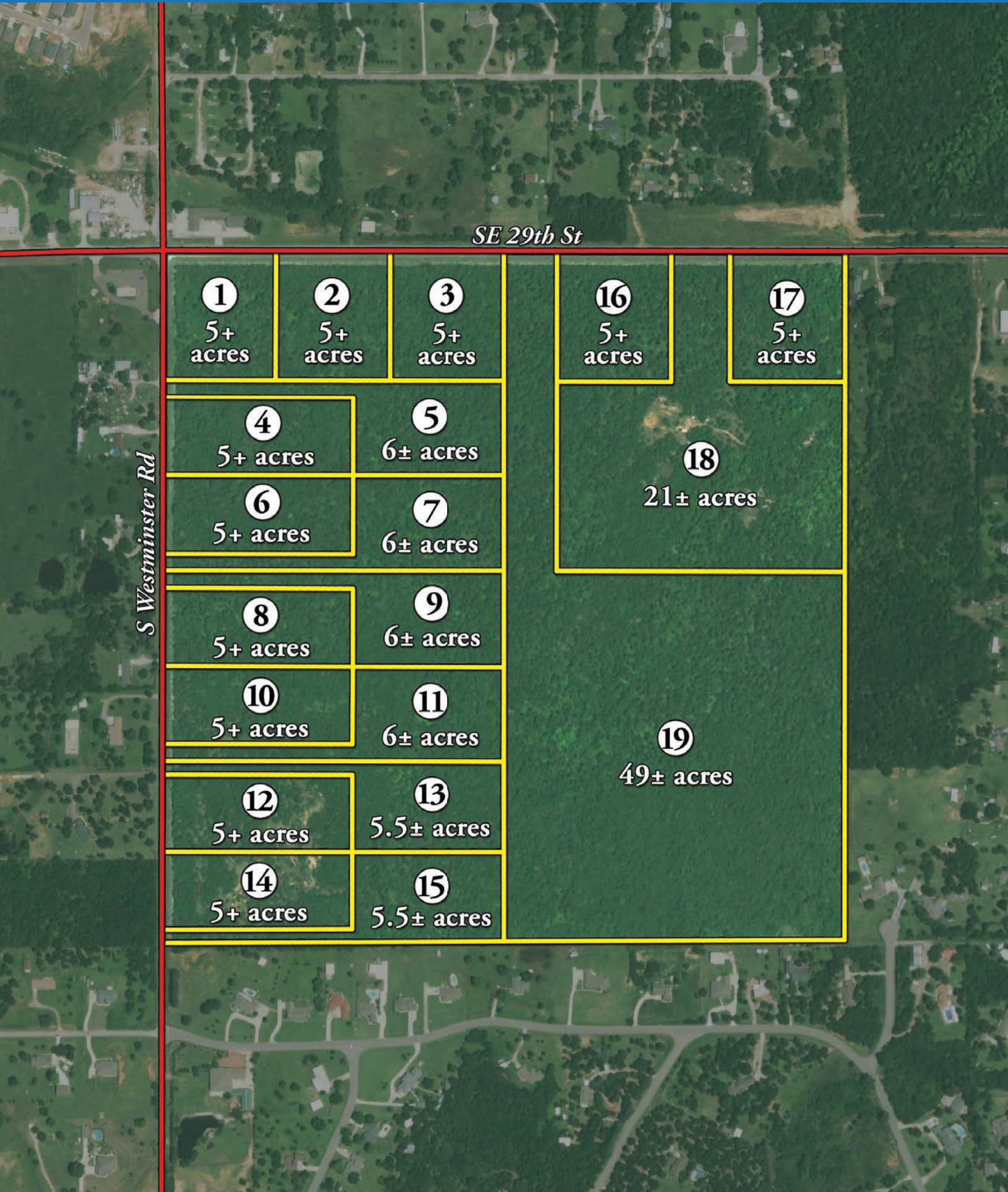
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.



TRACT MAP



TRACT MAP

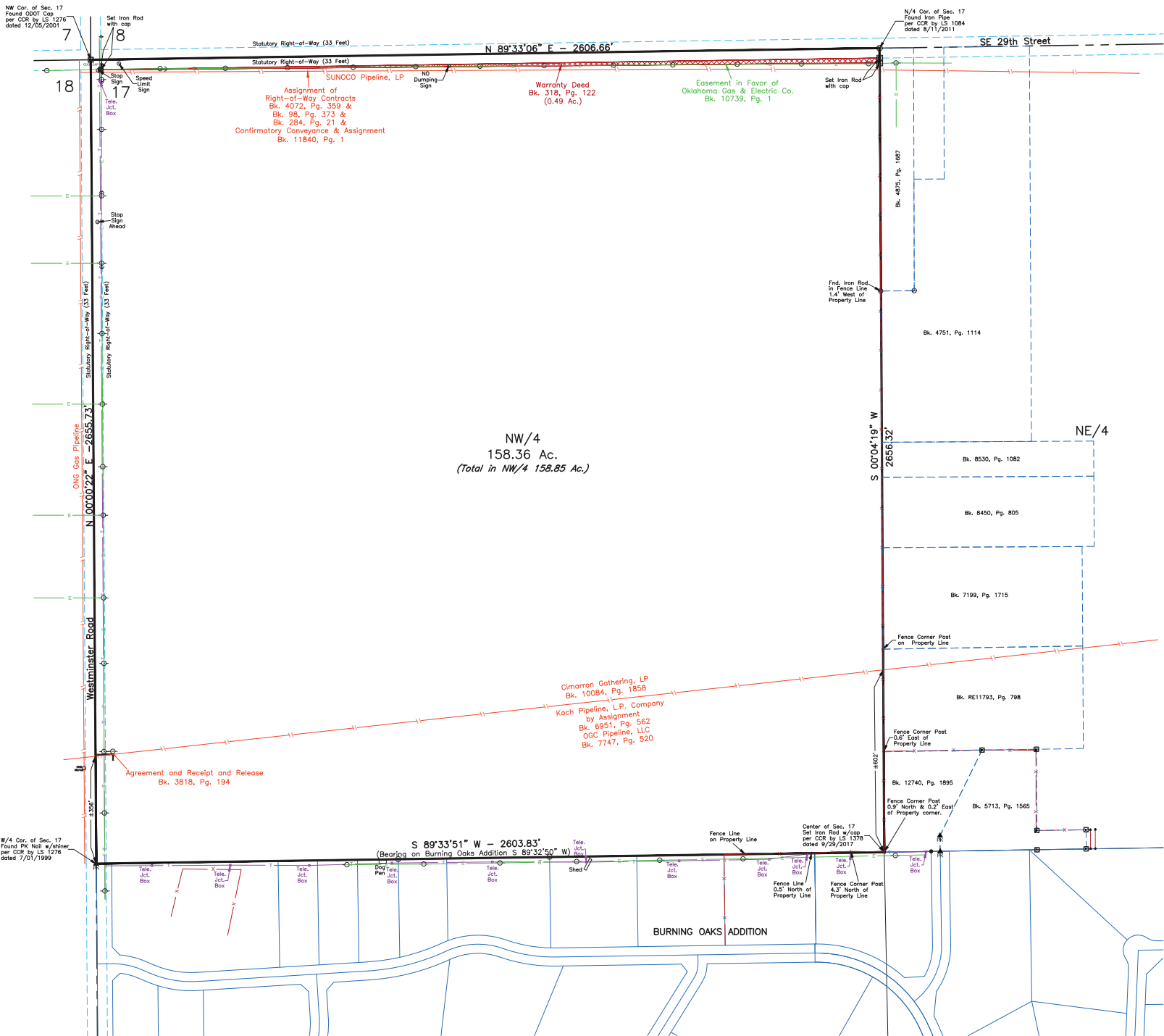




SURVEY



SURVEY



LEGEND	
	IRON ROD W/CAP FOUND (SIZE SHOWN)
	IRON ROD FOUND (SIZE SHOWN)
	IRON ROD W/CAP SET (SIZE SHOWN)
	PK SPIKE SET (SIZE SHOWN)
	FENCE CORNER POST
	POWER POLE
	GUY WIRE ANCHOR
	FENCE LINE
	PIPELINE
	TELEPHONE LINE

SURVEY

T 11 N - R 1 W

(INDIAN MERIDIAN)

SECTION 17

NW/4

SURVEYOR'S CERTIFICATE

I, T. Wayne Fisch, Oklahoma Licensed Professional Land Surveyor, No. 1378, do hereby certify that:
Jasmine I. McQueen Trust dated 12/8/1969 and BOKF, NA dba Bank of Oklahoma, that I have made a survey of a tract of land described as follows:

The Northwest Quarter (NW/4) of Section Seventeen (17), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, less and except a tract of land as described in Book 318, Page 122 as recorded in the Deed of Records, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at an ODOT cap for the Northwest corner of Section Seventeen (17), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Thence North 89°33'06" East along the North line of the Northwest Quarter of said Section 17 a distance of 2606.66 feet to an Iron Pipe for the North Quarter corner of said Section 17;

Thence South 00°04'19" West along the East line of the Northwest Quarter of said Section 17 a distance of 2656.32 feet to an Iron Rod with cap for the Center of said Section 17;

Thence South 89°33'51" West along the South line of the Northwest Quarter of said Section 17 a distance of 2603.83 feet to a PK Spike for the West Quarter corner of said Section 17;

Thence North 00°00'22" East along the West line of the Northwest Quarter of said Section 17 a distance of 2655.73 feet to the POINT OF BEGINNING.

LESS and EXCEPT:

A tract of land beginning at a point South 00°00'22" West a distance of 33.00 feet and North 89°33'06" East a distance of 33.00 feet to an Iron Rod with cap at the intersection of the Statutory right-of-way Southwest of the Northwest corner of said Section 17;

Thence North 89°33'06" East parallel and 33.00 feet South of the North line of the Northwest Quarter of said Section 17 a distance of 2573.62 feet to an Iron Rod with cap on the East line of the Northwest Quarter and 33.00 feet South of the North Quarter corner of said Section 17;

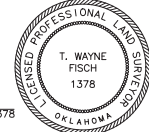
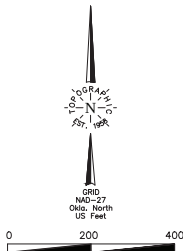
Thence South 00°04'19" West along the East line of the Northwest Quarter of said Section 17 a distance of 16.20 feet to an Iron Rod with cap;

Thence South 89°54'13" West a distance of 2573.53 feet to an Iron Rod with cap;
Thence North 00°00'22" East parallel and 33.00 feet East of the West line of the Northwest Quarter of said Section 17 a distance of 0.40 feet to the POINT OF BEGINNING, containing 21357 square feet, 0.49 acres of land more or less.

Said Tract containing 6898345 square feet or 158.36 acres of land more or less.

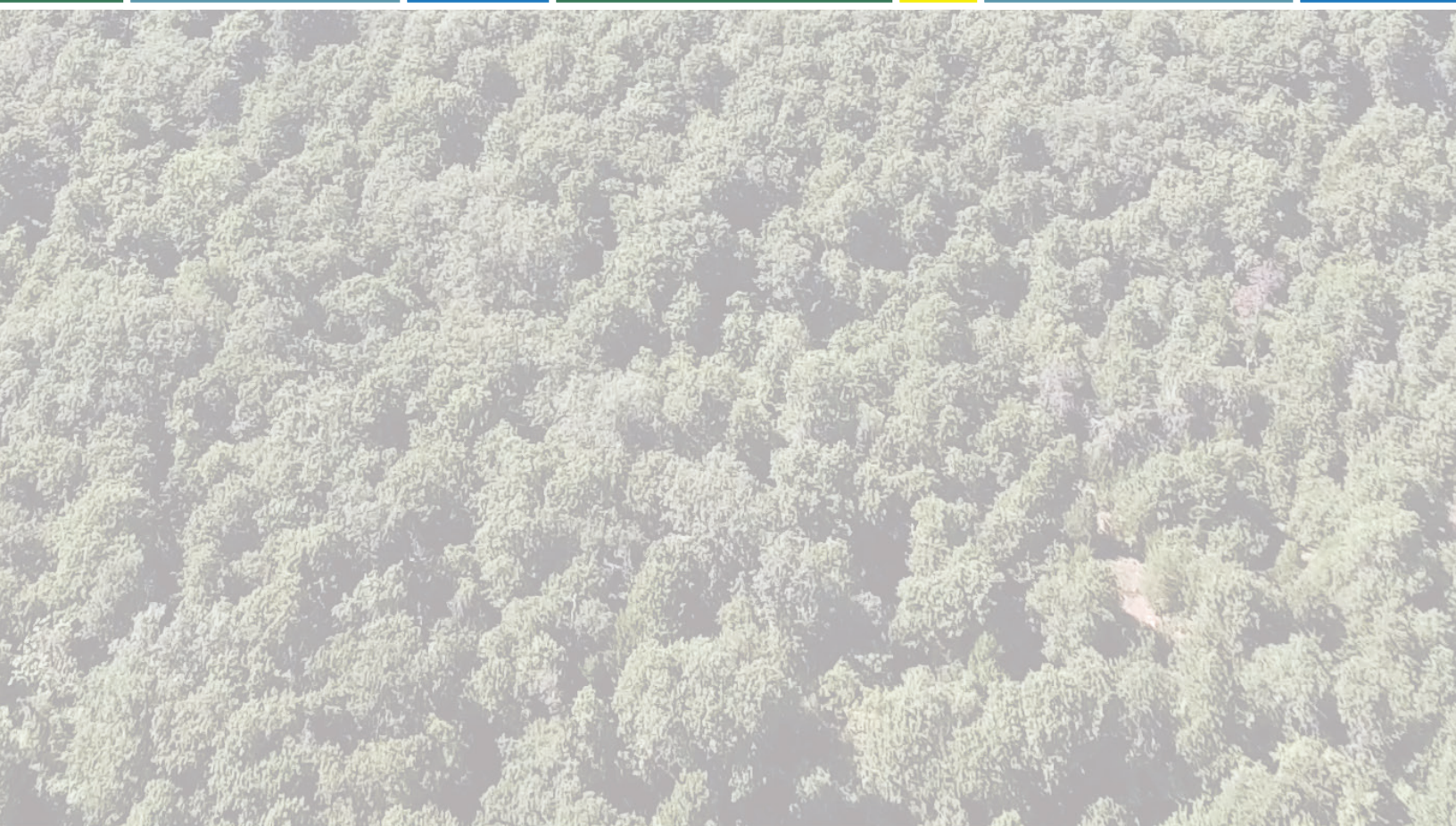
I further certify that:

- This plat represents the results of a survey made on the ground and correctly shows the location of all visible buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown herein.
- This is to certify that this map or plat and survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 11, 17 and 21 of Table A thereof. The field work was completed on September 27, 2017.
- The property described hereon is the same as the property described in Old Republic National Title Insurance Company, American Eagle Tote Group, LLC, Oklahoma City, Oklahoma, Commitment No. 1709-0001-68, dated August 24, 2017 at 7:30am and that all easements, covenants and restrictions referenced in said title commitment or apparent from 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.
- Said described property is located within an area having a Zone Designation A by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C, with a date of identification of December 18, 2009, for Community No. 0340 H, in Oklahoma County, Oklahoma and Incorporated Areas.
- The Property does have adequate ingress to and egress from Westminster Road Road but is limited access from SE 29th Street by a tract of land as described in Book 318, Page 122, recorded in the Deed of Records, Oklahoma County, Oklahoma.
- The subject tract has no designated parking area located on the property at the time of this survey.

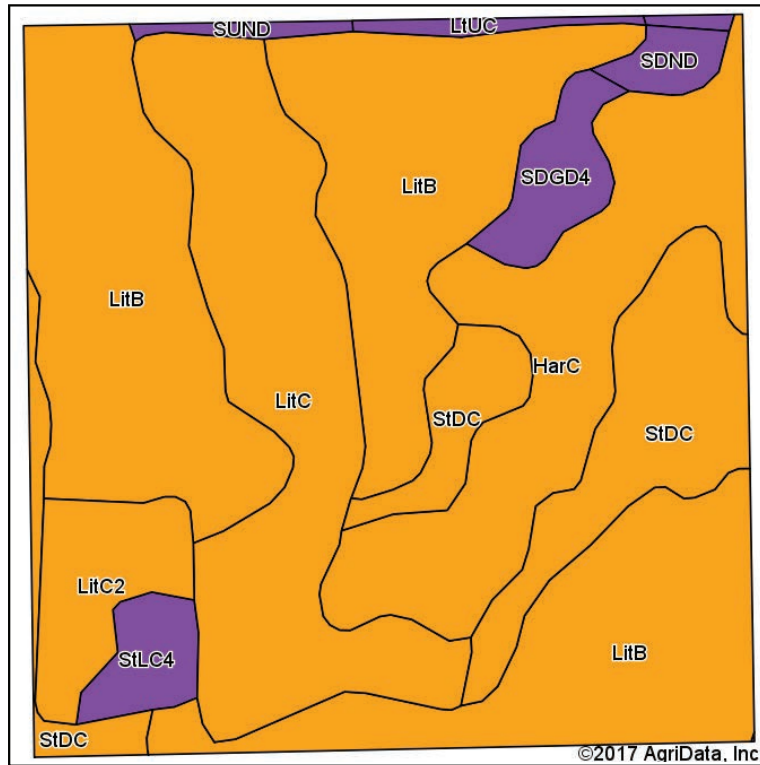




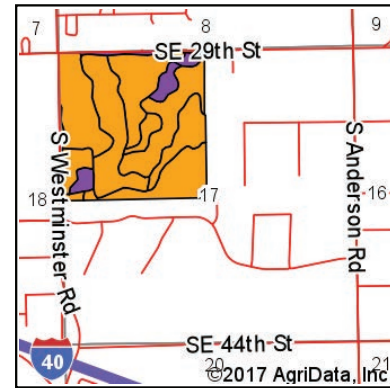
SOILS MAPS



SOILS MAP



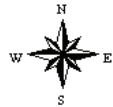
Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Oklahoma**
 Location: **17-11N-1W**
 Township: **Oklahoma City**
 Acres: **158.74**
 Date: **8/29/2017**

SCHRADER
 Real Estate and Auction Company, Inc.

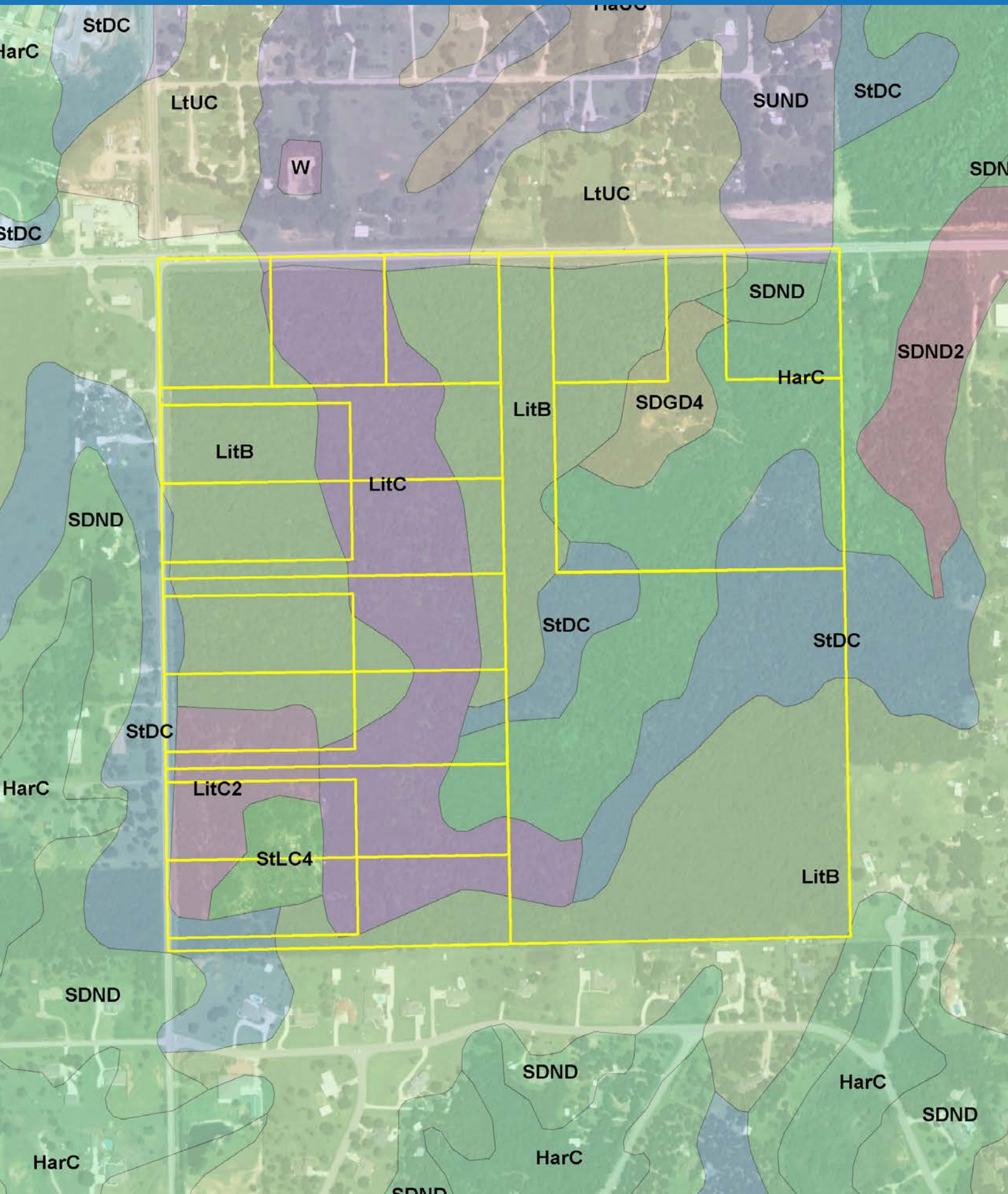
Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: OK109, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Improved bermudagrass	Weeping lovegrass	Peanuts	Introduced bluestem	Wheat	Grain sorghum	Oats	Sorghum hay	Wheat grazeout	
LitB	Littleaxe fine sandy loam, 1 to 3 percent slopes	67.27	42.4%		IIIe		5	1		5	28	32	29	4	3
LitC	Littleaxe fine sandy loam, 3 to 5 percent slopes	29.32	18.5%		IIIe		4	1		5	26	32	28	4	3
HarC	Harrah fine sandy loam, 3 to 5 percent slopes	24.06	15.2%		IIIe		4	4	32		2	3			
StDC	Stephenville-Darsil complex, 1 to 5 percent slopes	19.52	12.3%		IIIe		4	4		2	16	3			1
LitC2	Littleaxe fine sandy loam, 3 to 5 percent slopes, eroded	6.83	4.3%		IIIe		5	1		5	20	25	20	3	3
SDGD4	Stephenville-Darsil-Gullied land complex, 3 to 8 percent slopes	4.28	2.7%		VIIe		3	3		1	13	2			1
StLC4	Stephenville-Littleaxe complex, 1 to 5 percent slopes, gullied	3.28	2.1%		VIe		4			4					
SDND	Stephenville-Darsil-Newalla complex, 3 to 8 percent slopes	1.88	1.2%		Ve		2	2		2	6	5			1
SUND	Stephenville-Urban land-Newalla complex, 1 to 8 percent slopes	1.23	0.8%		Ve		1	1		1	3	5			
LtUC	Littleaxe-Urban land complex, 1 to 5 percent slopes	1.07	0.7%		Ve										
Weighted Average							4.4	1.9	4.9	3.6	20.2	21.5	18.3	2.6	2.1

SOILS MAP

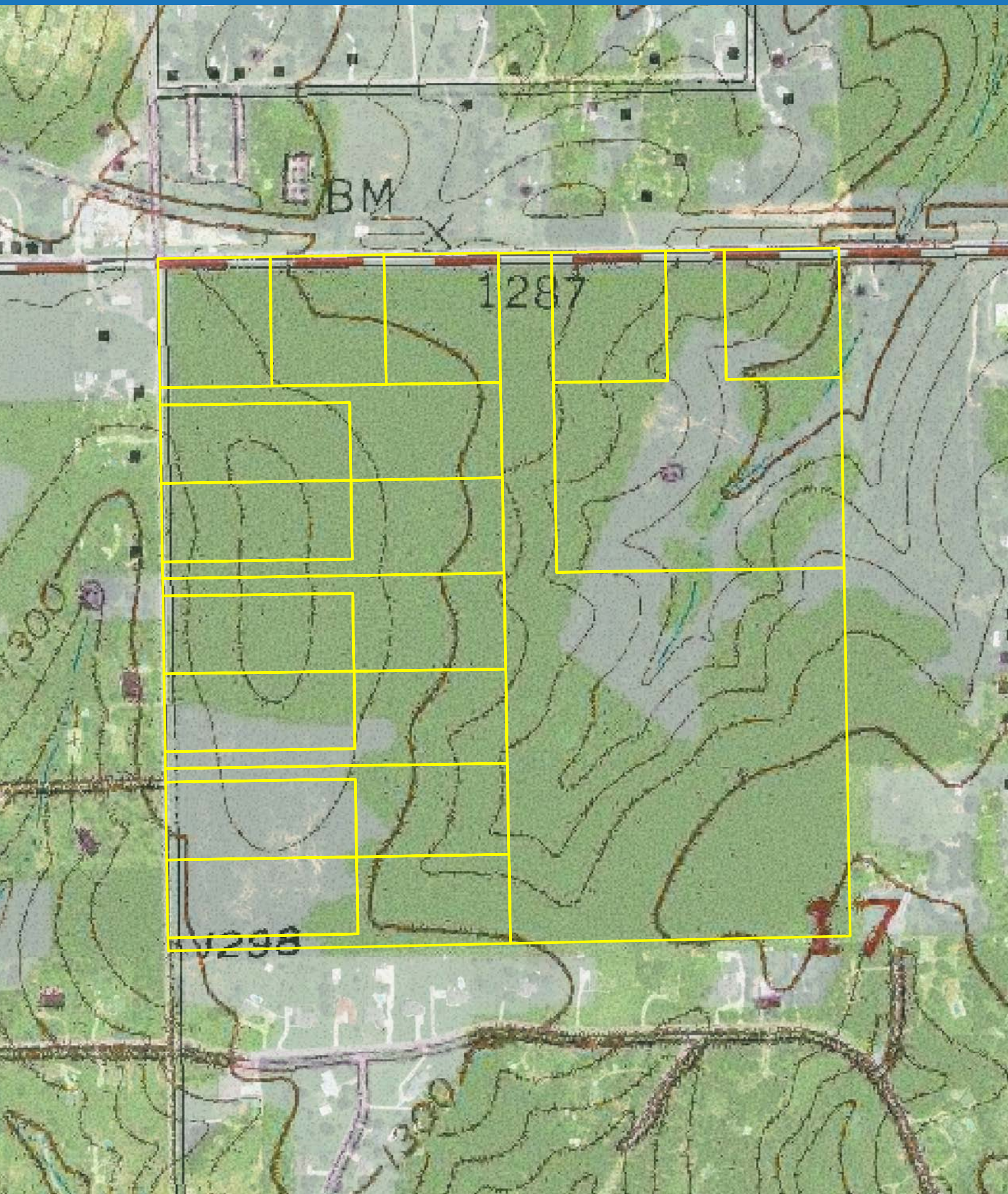




TOPOGRAPHIC MAPS

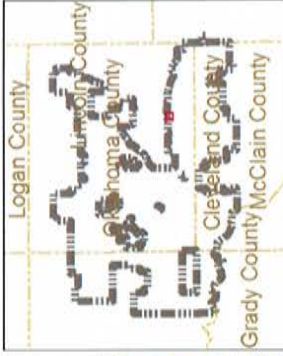


TOPOGRAPHIC MAP



TOPOGRAPHIC MAP

Tools & Features Demonstration Site

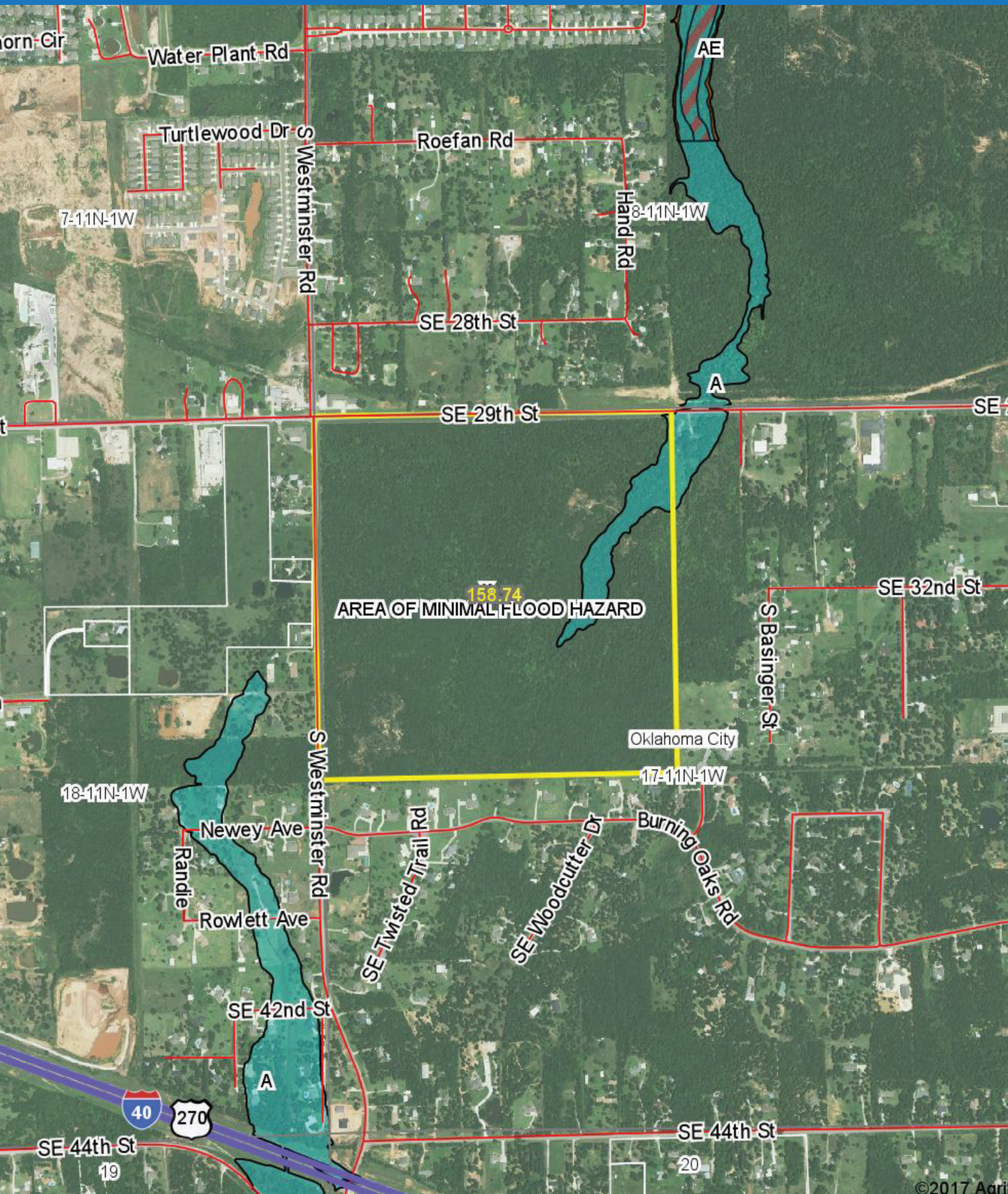




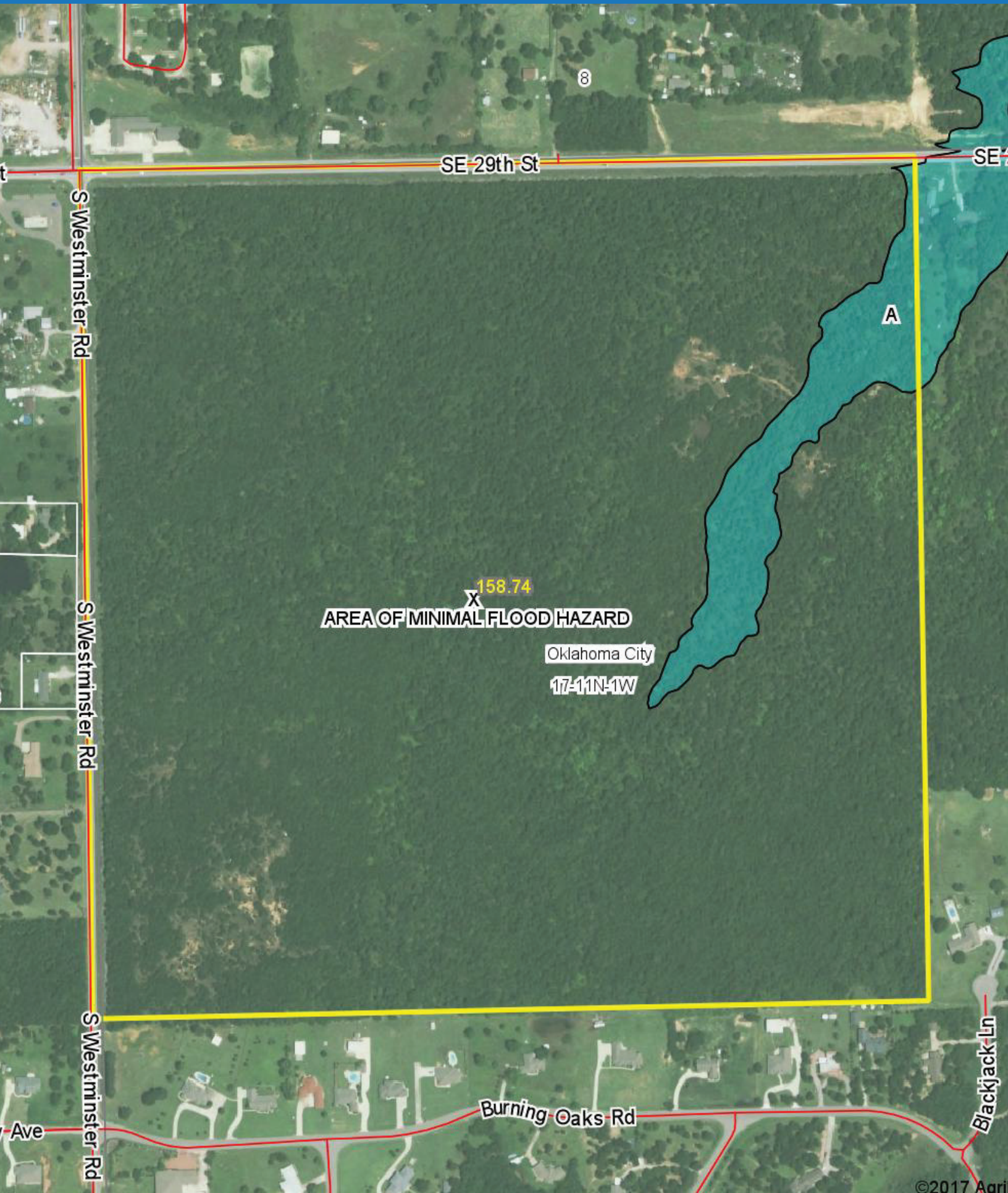
FLOOD ZONE MAPS



FLOOD ZONE MAP



FLOOD ZONE MAP





WATER & SEWER LOCATION MAP



WATER & SEWER LOCATION MAP

Tools & Features Demonstration Site



1.0 0 0.50 1.0 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© Latitude Geographics Group Ltd.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Gravity Main**
 - Active, Bethany
 - Active, Edmond
 - Active, Moore
 - Active, Oklahoma City
 - Active, Private
 - Active, The Village
 - Proposed, Oklahoma City
 - Abandoned or Removed, OKC or o
- Water Pressurized Main**
 - Abandoned, Oklahoma City, Remo
 - Active, Edmond, Active, Moore, Act
 - Yukon
 - Active, Oklahoma City
- Headwall**
 - <all other values>
 - Pipe
 - RCB
- DJunction**
 - InletBox
 - JunctionBox
 - Manhole
 - Other
- State Highways**
 - Turnpike
 - Interstate
 - Highway
 - US Highway
 - State Highway
- Streets**
 - <all other values>
 - Major Arterial
 - Major Collector
 - Rural Arterial

1: 31,371



Notes

Enter Map Description



ZONING MAP



ZONING MAP





TAX STATEMENT



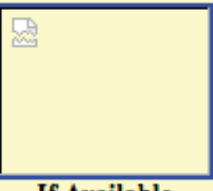
TAX STATEMENT

Oklahoma County Assessor Property Display

Screen Produced 10/10/2017

Account #: R168522050 **Type:** Agricultural
Business Name:
Owner Name1: BANK OF OKLAHOMA NA
Owner Name2: LEDBETER JASMINE I CO TRS
Mailing Address: C/O REAL PROPERTY SERVICES
 9520 N MAY AVE STE 200
City, St. & Zip: OKLAHOMA CITY, OK 731202711

Physical Address:
 Map Parcel UNINCORPORATED
1/4 Section #: 1268
Parent Account:
Taxing District: TXD 104
School System: Choctaw #4
of Bldgs: 0 **Acres:** 160.0000
Lot Width: 0 **Depth:** 0

Personal Property	Property Value Information		Value History	Sketch	Links
Cross reference for Personal Property	2016	2017			Y! bing maps
Market Value	12,635	12,635		   	
Taxable Market	12,635	12,635			
Gross Assessed	1,389	1,389			
Exemptions	- 0	- 0			
Net Assessed	1,389	1,389			
Tax Rate	116.04	October 31st	If Available	   	
Land Value		12,635			
2016 Tax Savings	See details	\$0	Click to View taxes on this property		

Section: 17 **Township:** 11N **Range:** 1W **QTR:** NW QTR QTR:

Subdivision/Legal Description: CASS TOWNSHIP Block: 01W Lot: 017 Subdivision Sales
 PT OF SEC 17 11N 1W NW4

No Comparative Sales records returned.

Last Mailed Notice of Value (N.O.V.) Information

Notice Date	Market Value	Taxable Market	Adjustments/Exemptions	Net Assessed Value
4/12/2002	12,635	12,635	0	1,390

Sales Documents/Deed History

Date	View	Type	Book-Page	Price	Grantor	Grantee
------	------	------	-----------	-------	---------	---------

No Sales Documents returned.

Non Sales Documents/Deed History

Date	View	Type	Book-Page	Grantor	Grantee
9/15/1998	>	HIST DOC	7446-872	FIRST NATIONAL BANK & TRUST COMPANY	BANK OF OKLAHOMA NA LEDBETER JASMINE I CO TRS
11/11/1911	>	HIST DOC	0000-0000		FIRST NATIONAL BANK & TRUST

Account Status/Adjustments/Exemptions

Status/



TITLE COMMITMENT



TITLE COMMITMENT

**OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY**

COMMITMENT FOR TITLE INSURANCE

Inquiries Should Be Directed To:

Michelle Roberts
(405) 232-6700 – Voice
(405) 239-2702 – Fax

American Eagle Title Group, L.L.C.
421 N.W. 13th Street, Suite 320
Oklahoma City, OK 73103

mroberts@ameagletitle.com

Commitment No. 1709-0001-68

SCHEDULE A

1. Effective Date: August 24, 2017 at 7:30 A.M.
2. Policy or policies to be issued: AMOUNT
 - (a) ALTA OWNERS POLICY (6/17/2006) TBD
Proposed Insured:

To be named by endorsement
 - (b) ALTA LOAN POLICY (6/17/2006) TBD
Proposed Insured:

To be named by endorsement
3. (a) The estate or interest in the land described in this commitment is:

Fee Simple

(b) Title to said estate or interest in said land is at the effective date hereof vested in:

BKOF, N.A., dba Bank of Oklahoma and Sharon Estelle Ledbetter Adams and Lee Ann Jeannette Ledbetter Burgess as Successor Co-trustees of the Jasmine I. McQueen Trust dated December 8, 1969
4. The land referred to in this Commitment is located in the County of Oklahoma, State of Oklahoma and is described on Exhibit A attached hereto.

TITLE COMMITMENT

Exhibit A

The northwest quarter of Section 17, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, State of Oklahoma, according to the Government Survey thereof.

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART I

Commitment No. 1709-0001-68

PART I. The following are the requirements to be complied with:

1. Submit proof of the payment to or for the account of the grantors and/or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper documents creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Deed from BKOF, N.A., dba Bank of Oklahoma and Sharon Estelle Ledbetter Adams and Lee Ann Jeannette Ledbetter Burgess as Successor Co-trustees of the Jasmine I. McQueen Trust dated December 8, 1969 vesting fee simple title in to be named by endorsement.

Note: The State of Oklahoma requires the payment of a conveyance tax in the amount of \$00.75 per \$500.00 of consideration as a condition precedent to the recordation of any Deed as provided by 68 O.S. § 3201, subject to the exemptions provided for by 68 O.S. § 3202.

Mortgage from to be named by endorsement securing your loan.

Note: The State of Oklahoma requires the payment of a mortgage tax as a condition precedent to the recordation of any mortgage on the following basis:

<u>Loan Term</u>	<u>Tax per \$100.00</u>
5 or more years	\$00.10
4 years or longer, but under 5 years	\$00.08
3 years or longer, but under 4 years	\$00.06
2 years or longer, but under 3 years	\$00.04
Less than 2 years	\$00.02

3. Return properly executed Lien Affidavit and Indemnity to the Company, and if required, satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid.

Continued on next page

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART I-Continued

Commitment No. 1709-0001-68

4. Satisfactory Affidavit of Possession executed by the seller(s).
5. In the event the proposed insured requires deletion of the general survey exception set forth in paragraph 7 of Schedule B – Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016) [the "Survey Standards"], including Items 1, 2, 4, 7, 8, 9, 10, 11, 16 and 19, as set forth in Table A of the Survey Standards.

Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.
6. Obtain a court search as to be named by endorsement in Oklahoma County, and satisfy any judgments or liens which create a lien on the subject property and have releases thereof filed of record.
7. Furnish satisfactory evidence that the proposed insured is an entity capable of holding title to real property in the state of Oklahoma.
8. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties.
9. The abstract covering the land, which was last certified on the date hereinafter shown, must be brought to date, as provided by Oklahoma Department of Insurance Regulations, if the insured transaction is not recorded within 180 days of August 24, 2017.

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II

Commitment No. 1709-0001-68

Part II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Fees, taxes and assessments made by any taxing authority for the year 2017, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any adverse matters which would be disclosed by a judgment search on the within named insured. **(Owner's Policy Only)**
6. Rights or claims of parties in possession or entitled to possession of the Land, or portions thereof, whose rights are not evidenced by documents recorded in the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1709-0001-68

8. The dower, curtesy, homestead, community property or other statutory marital rights, if any, of the spouse of any individual insured.
9. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Section line road easement created under Title 43 USC Section 1095 and any rights therein granted to others by the Board of County Commissioners of the county in which the Land is located or by the city in which the Land is located.
11. Warranty Deed in favor of Oklahoma County recorded in Book 318, page 122.
12. Right of Way Contract in favor of The Prairie Pipe Line Company, a Kansas corporation recorded in Book 98, page 373, assigned to Standish Pipe Line Company, a Delaware corporation by Assignment recorded in Book 284, page 21. Standish Pipe Line Company, a Delaware corporation now known as Phillips 66 Pipeline LLC, a Delaware limited liability company by various change of names as evidenced by Certificates recorded in Book 4163, page 1171 and in Book 9923, page 1075 and conversion Certificate No. 19035390002 April 20, 2012 in the office of the Oklahoma Secretary of State.

Note: Subject to rights assigned to OKC Pipeline, Inc. by Assignment of Right-of-Way Contracts recorded in Book 4072, page 359, assigned to Sunoco Pipeline L.P., a Texas limited partnership by Confirmatory Conveyance and Assignment recorded in Book 11840, page 1.

Continued on next page

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1709-0001-68

13. Right of Way Contract in favor of Sinclair Texas Pipe Line Company, a Delaware corporation recorded in Book 97, page 471, assigned to Koch Pipeline Company, L.P. by Assignment recorded in Book 6951, page 562.

Note: Subject to rights set out in the Memorandum of Transfer and Contribution of Telecommunication Rights between Sea Breeze Communication Company and Koch Pipeline Company, L.P. recorded in Book 7742, page 1254.

Note: Subject to rights set out in Assignment of Right of Way, Notice of Contract Rights, and Notice of Mortgage between Koch Pipeline Company, L.P. and OGC Pipeline, L.L.C., an Oklahoma limited liability company recorded in Book 7747, page 1254, assigned to Cimmarron Gathering, LP, a Texas limited partnership by Assignment and Bill of Sale recorded in Book 10084, page 1858.

14. Agreement and Receipt and Release in favor of Sinclair Pipe Line Company, a Delaware corporation recorded in Book 3818, page 194, assigned to Koch Pipeline Company, L.P. by Assignment recorded in Book 6951, page 562.

Note: Subject to rights set out in the Memorandum of Transfer and Contribution of Telecommunication Rights between Sea Breeze Communication Company and Koch Pipeline Company, L.P. recorded in Book 7742, page 1254.

Note: Subject to rights set out in Assignment of Right of Way, Notice of Contract Rights, and Notice of Mortgage between Koch Pipeline Company, L.P. and OGC Pipeline, L.L.C., an Oklahoma limited liability company recorded in Book 7747, page 520, assigned to Cimmarron Gathering, LP, a Texas limited partnership by Assignment and Bill of Sale recorded in Book 10084, page 1858.

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TITLE COMMITMENT

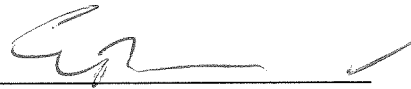
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1709-0001-68

15. Easement in favor of Oklahoma Gas and Electric Company, an Oklahoma corporation recorded in Book 10739, page 1.

Countersigned
American Eagle Title Group, L.L.C.

By: 
Eric R. Offen
ODI License No. 51077



PROPERTY PHOTOS



NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER



TRACTS 1-7



TRACT 1



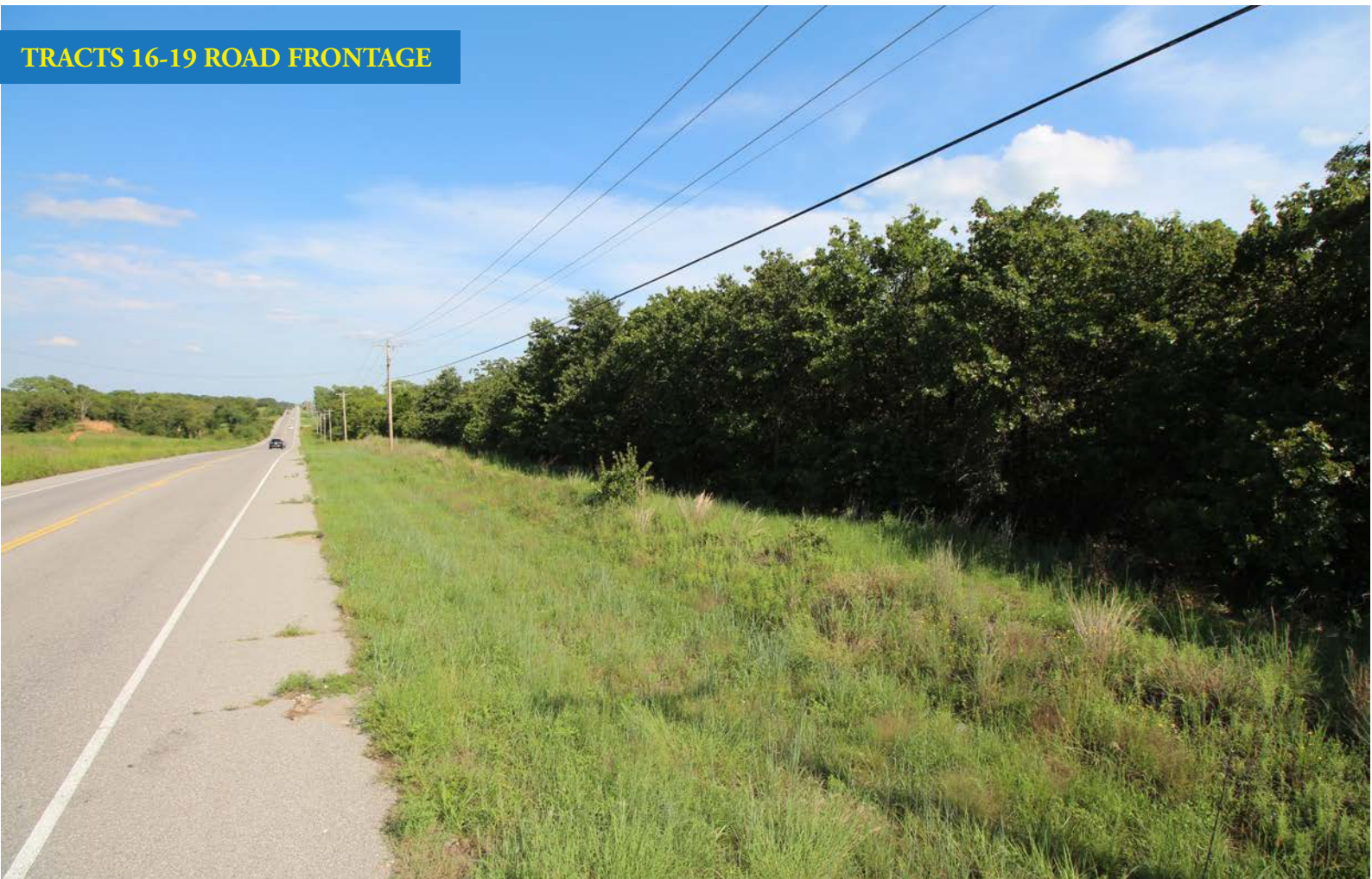
TRACTS 1-3 ROAD FRONTAGE



TRACT 12



TRACTS 16-19 ROAD FRONTAGE





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