

FINAL PLAT OF WESTMARK COMMERCIAL PARK A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 5 WEST, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNERS CERTIFICATE AND DEDICATION
Know All Men By These Presents:
That WESTGATE RETAIL I, L.L.C., an Oklahoma limited liability company, and BMW INVESTMENTS, LLC hereby certify that they are the owners of, and the only person, firm, corporation or entity having any right, title or interest in, and to the land shown on the Final Plat of WESTMARK COMMERCIAL PARK, an addition to the City of Oklahoma City, Oklahoma and that they have caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat of WESTMARK COMMERCIAL PARK.

WESTGATE RETAIL I, L.L.C., and BMW INVESTMENTS, LLC does hereby dedicate all right-of-way, and easements, as shown on said Final Plat to the public for streets, fire protection, utility and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances so that title to same is clear, except as shown in the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the Final Plat of WESTMARK COMMERCIAL PARK may be filed under separate instrument.
In witness whereof the undersigned having caused this instrument to be executed this 25th day of March, 2008.

WESTGATE RETAIL I, L.L.C., an Oklahoma limited liability company
A tract of land lying in the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter;
THENCE North 00°04'22" East, along the west line of said Southwest Quarter, a distance of 383.84 feet, to a point on a southerly line of that certain Highway Easement recorded in Book 406, Page 252;
THENCE South 89°55'38" East, along said southerly line, a distance of 70.00 feet, to a point on the easterly line of that certain Highway Easement recorded in Book 406, Page 252 and the east right of way line of Mustang Road;
THENCE North 10°56'48" East, along said east right of way line, a distance of 70.51 feet, to the POINT OF BEGINNING;
THENCE continuing North 10°56'48" East, along said east right of way line, a distance of 61.11 feet, to a point on a northerly line of that certain Street and Utility Easement recorded in Book 2890, Page 187;
THENCE North 90°00'00" East, along said northerly line, a distance of 175.17 feet;
THENCE North 00°04'22" East a distance of 264.93 feet, to a point on the southerly line of that certain Highway Easement recorded in Book 406, Page 252 and a point on a curve;
THENCE Southeastly along the southerly line of said Highway Easement the following three (3) courses;

- (1) Southeastly along a non-tangent curve to the right having a radius of 829.93 feet (said curve being subtended by a chord which bears South 75°03'04" East a distance of 295.69 feet) an arc distance of 297.28 feet;
 - (2) South 53°14'52" East a distance of 125.50 feet to a point on a curve;
 - (3) Southeastly along a non-tangent curve to the right having a radius of 42,731.84 feet (said curve being subtended by a chord which bears South 54°44'33" East a distance of 187.57 feet) an arc distance of 187.57 feet;
- THENCE South 00°03'14" West a distance of 36.22 feet, to a point of curve;
THENCE North 89°56'46" West a distance of 277.84 feet, to a point of curve;
THENCE Southeastly along a non-tangent curve to the right having a radius of 60.00 feet (said curve being subtended by a chord which bears South 48°47'07" West a distance of 90.20 feet) an arc distance of 102.06 feet, to a point of reverse curvature;
THENCE Southeastly along a curve to the left having a radius of 30.00 feet (said curve being subtended by a chord which bears South 77°59'50" West a distance of 20.05 feet) on an arc distance of 20.44 feet to a point of reverse curvature;
THENCE Southeastly along a curve to the right having a radius of 160.00 feet (said curve being subtended by a chord which bears South 74°14'20" West a distance of 86.92 feet) for an arc distance of 88.03 feet;
THENCE South 90°00'00" West a distance of 195.98 feet, to the POINT OF BEGINNING;

The above described property is the same property as identified on the annexed plat as LOT 1, BLOCK 1, WESTMARK COMMERCIAL PARK and WESTMARK DRIVE.
By: *F. David Harper*
F. David Harper, President
STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 25th day of March, 2008, personally appeared F. DAVID HARPER, President of Stratford Property Company, an Oklahoma Corporation, as Manager of WESTGATE RETAIL I, L.L.C. to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My Commission Expires: 8-2-09
My Commission Number: 05007057
Notary Public

BMW INVESTMENTS II, L.L.C., an Oklahoma limited liability company

A tract of land lying in the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter;
THENCE North 00°04'22" East, along the west line of said Southwest Quarter, a distance of 351.07 feet;
THENCE South 89°56'46" East, parallel with the south line of said Southwest Quarter, a distance of 313.05 feet to the POINT OF BEGINNING;
THENCE North 00°00'00" East a distance of 115.78 feet to a point on the southerly line of a 60 foot Street and Utility Easement recorded in Book 2890, Page 187 and a point on a non-tangent curve;
THENCE Northeastly along a curve to the left and along said 60 foot street and utility easement extended having a radius of 160.00 feet (said curve being subtended by a chord which bears North 68°10'23" East a distance of 54.15 feet to a point of reverse curvature);
THENCE Northeastly along a curve to the right having a radius of 30.00 feet (said curve being subtended by a chord which bears North 77°59'50" East a distance of 20.05 feet) for an arc distance of 20.44 feet to a point of reverse curvature;
THENCE Northeastly along a curve to the left having a radius of 60.00 feet (said curve being subtended by a chord which bears North 48°47'07" East a distance of 90.20 feet) for an arc distance of 102.06 feet;
THENCE South 89°56'46" East, parallel with the south line of said Southwest Quarter, a distance of 277.84 feet;
THENCE North 00°03'14" East, perpendicular to the south line of said Southwest Quarter, a distance of 36.22 feet to a point on the southerly line of that certain Highway Easement recorded in Book 406, Page 252 and a point on a non-tangent curve;
THENCE Southeastly along a curve to the right and along said Highway Easement having a radius of 42,731.84 feet (said curve being subtended by a chord which bears South 54°44'33" East a distance of 100.00 feet) for an arc distance of 100.00 feet;
THENCE South 00°03'14" West, perpendicular to the south line of said Southwest Quarter, a distance of 158.12 feet;
THENCE North 89°56'46" West, parallel with the south line of said Southwest Quarter, a distance of 139.00 feet;
THENCE South 00°03'14" West, perpendicular to the south line of said Southwest Quarter, a distance of 20.00 feet;
THENCE North 89°56'46" West, parallel with the south line of said Southwest Quarter, a distance of 357.85 feet to the POINT OF BEGINNING.

The above described property is the same property as identified on the annexed plat as LOT 2, BLOCK 1, WESTMARK COMMERCIAL PARK.
By: *Waleem Salous*
Waleem Salous, Manager
STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 25th day of March, 2008, personally appeared Waleem Salous, Manager of BMW INVESTMENTS II, L.L.C. to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My Commission Expires: 8-2-09
My Commission Number: 05007057
Notary Public

CITY CLERK'S CERTIFICATE

I, FRANCES KERSEY, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unreturned installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of WESTMARK COMMERCIAL PARK, an addition to the City of Oklahoma City.
Signed by the City Clerk this 15th day of April, 2008.
Frances Kersey
City Clerk

PLANNING COMMISSION'S CERTIFICATE

I, Bob Tener, Acting Planning Director City of Oklahoma City, Oklahoma, hereby certify the Oklahoma City Planning Commission duly approved the Final Plat of WESTMARK COMMERCIAL PARK, an addition to the City of Oklahoma City, Oklahoma, at a meeting on the 9th day of March, 2008.
Bob Tener
Acting Planning Director

COUNTY TREASURER'S CERTIFICATE

I, DAVID TRUDELL, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2007, and prior years are paid for the land within the Final Plat of WESTMARK COMMERCIAL PARK, an addition to the City of Oklahoma City, Oklahoma, that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.
In witness whereof, said County Treasurer has caused this instrument to be executed this 29th day of March, 2008.
David Trudell
County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the Final Plat of WESTMARK COMMERCIAL PARK, an addition to the City of Oklahoma, Oklahoma are hereby accepted.
Adopted by the Council of the City of Oklahoma City, this 15th day of April, 2008.
Mark Curtis
Mayor
City Clerk

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certify the records of said county show that title to the land shown on the Final Plat of WESTMARK COMMERCIAL PARK, an addition to the City of Oklahoma City, Oklahoma is vested in WESTGATE RETAIL I, L.L.C., an Oklahoma limited liability company, and BMW INVESTMENTS II, L.L.C., on this 17th day of March, 2008, and there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof; that taxes are paid for the year 2007, and prior years; and there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the Final Plat except mortgages, rights-of-way, easements, and mineral conveyances of record.
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 26th day of March, 2008.

WARRANTY TITLE & ABSTRACT COMPANY
By: *Jay A. Scheller*
Jay A. Scheller
(Vice) President

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on the 26th day of March, 2008, personally appeared Jay A. Scheller, Vice President of Warranty Title & Abstract Company, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: Aug 2, 2009
My Commission Number: 05007057
Notary Public

PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Glen W. Smith, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma; and the Final Plat of WESTMARK COMMERCIAL PARK, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 22nd day of January, 2008; and the monuments shown thereon exist and their positions are correctly shown; and this original survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and the original maps of said Final Plat comply with the requirements of Title 11 Section 41-109 of the Oklahoma State Statutes.
Glen W. Smith
Glen W. Smith, PLS, 993

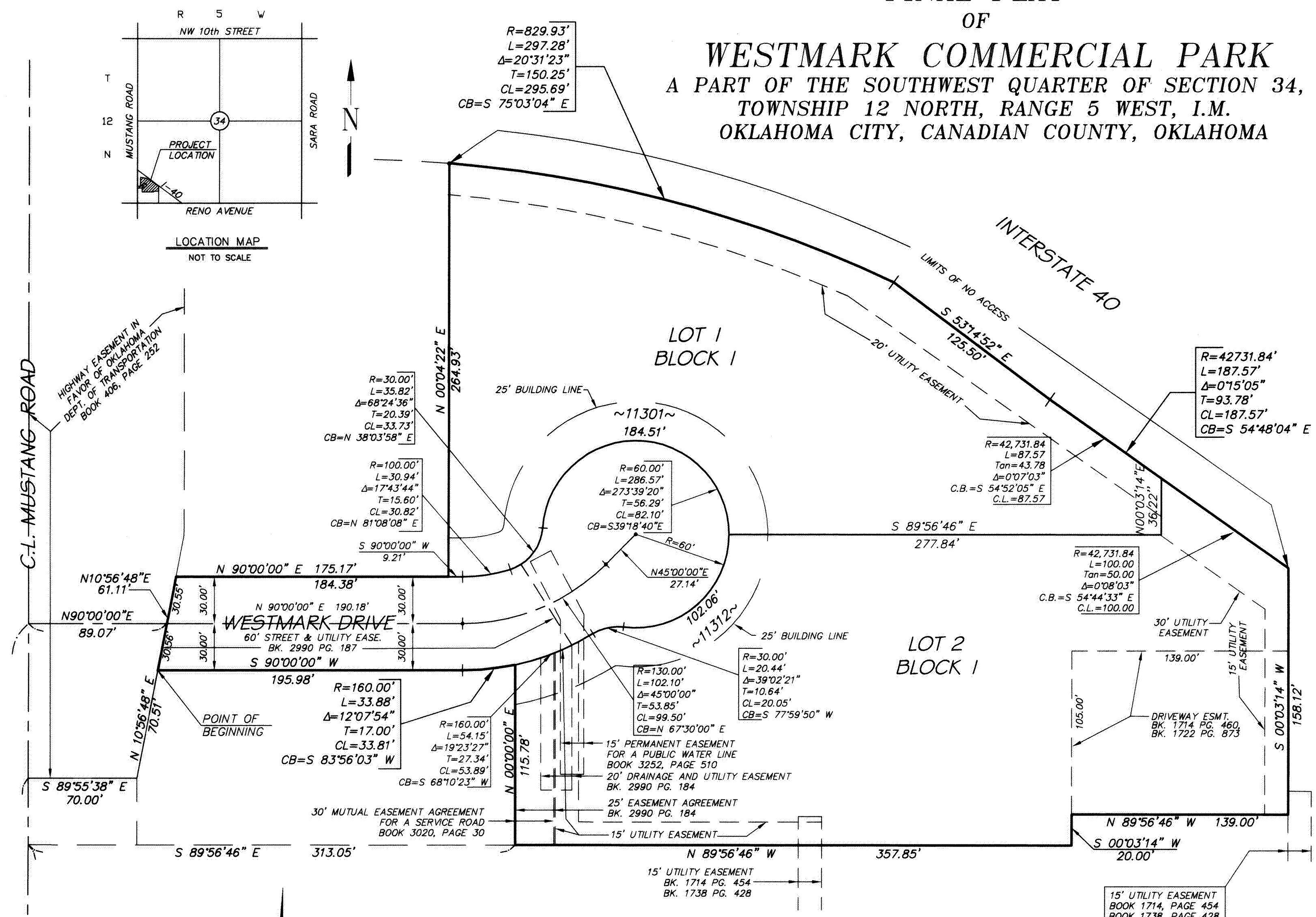
STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 25th day of March, 2008, personally appeared GLEN W. SMITH to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.

My Commission Expires: 8-2-09
My Commission Number: 05007057
Notary Public

SHEET 1 OF 1
WESTMARK COMMERCIAL PARK

ENGINEERS SURVEYORS PLANNERS
SMITH ROBERTS BALDISCHWILER, L.L.C.
100 N.E. 5TH STREET - OKLAHOMA CITY, OK 73102. PH. (405)840-7094
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2009



LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 34;

THENCE North 00°04'22" East, along the west line of that certain Southwest Quarter, a distance of 383.84 feet to a point on a southerly line of that certain Highway Easement recorded in Book 406, Page 252;

THENCE South 89°55'38" East, along said southerly line, a distance of 70.00 feet to a point on the easterly line of that certain Highway Easement recorded in Book 406, Page 252 and the east right of way line of Mustang Road;

THENCE North 10°56'48" East, along said east right of way line, a distance of 70.51 feet to the POINT OF BEGINNING;

THENCE continuing North 10°56'48" East, along said east right of way line, a distance of 61.11 feet;

THENCE North 90°00'00" East a distance of 175.17 feet;

THENCE North 00°04'22" East a distance of 264.93 feet to a point on the southerly line of that certain Highway Easement recorded in Book 406, Page 252 and a point on a curve;

THENCE along the southerly line of said Highway Easement the following three (3) courses:

1. Southeastly along a non-tangent curve to the right having a radius of 829.93 feet (said curve being subtended by a chord which bears South 75°03'04" East a distance of 295.69 feet) an arc distance of 297.28 feet;
2. South 53°14'52" East a distance of 125.50 feet to a point on a curve;
3. Southeastly along a non-tangent curve to the right having a radius of 42,731.84 feet (said curve being subtended by a chord which bears South 54°44'33" East a distance of 187.57 feet) an arc distance of 187.57 feet;

THENCE South 00°03'14" West a distance of 158.12 feet;

THENCE North 89°56'46" West a distance of 139.00 feet;

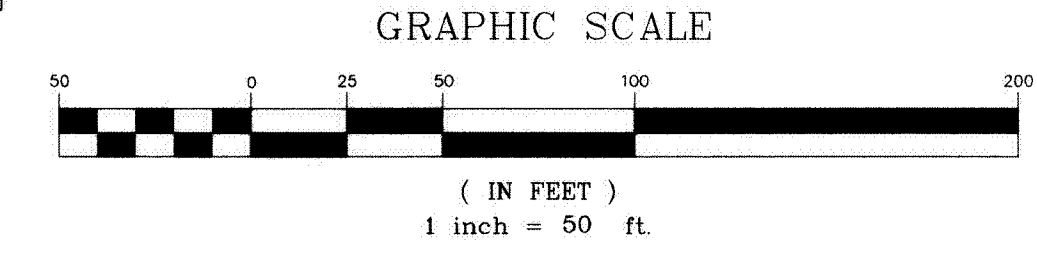
THENCE South 00°03'14" West a distance of 20.00 feet;

THENCE North 89°56'46" West a distance of 357.85 feet;

THENCE North 00°00'00" East a distance of 115.78 feet to a point on a curve;

THENCE Southwestly along a non-tangent curve to the right having a radius of 160.00 feet (said curve being subtended by a chord which bears South 83°56'03" West a distance of 33.81 feet) an arc distance of 33.88 feet;

THENCE South 90°00'00" West a distance of 195.98 feet to the POINT OF BEGINNING.
Said described tract of land contains an area of 188,077 square feet or 4.3177 acres, more or less.



NOTES:
1. The Bearing of North 00°04'22" East as shown on the West line of the Southwest Quarter of Section 34, T. 12 N., R. 5 W., I.M., was used as the basis of bearings for this final plat.
2. Instruments shown and noted hereon with Book and Page recording data, except the 60' right-of-way of Westmark Drive, are shown for reference purposes only and are not dedicated as a part of this plat.

C.L. RENO AVENUE S 89°56'46" E

POINT OF COMMENCEMENT
SW COR. S.W. 1/4 SEC. 34
T. 12 N., R. 5 W., I.M.,
CANADIAN COUNTY, OKLA.