

ATTACHMENT A

EXHIBIT "A"
TO
REDEVELOPMENT AGREEMENT FOR THE
UNIVERSITY CENTER AT TULSA
DATED June 30, 1986

The following described property represents that portion of the UCT site currently owned by TURA and that scheduled for acquisition for which funds have been appropriated. The description of Parcels 1, 2 and 3 are perimeter descriptions and include certain public ways that will remain open for an undetermined period of time to provide public access and traffic circulation and it is understood that conveyance of title will be conditioned upon and subject to certain of those public ways remaining open and excluded from the deed of conveyance from TURA to Authority. It is further understood that the property referred to below as Parcel 4 describes only platted lots and blocks, excluding any vacated public ways and is subject to a field survey to establish exact dimensions and bearings of the property to be conveyed.

TRACT "A"

All that part of DAVIS WILSON HEIGHTS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, lying east of a straight line drawn from the northwest corner of Lot 7, Block 1, south to a point located on the south line of Lot 6, Block 3, 9.4 feet west of the southeast corner of Lot 6; all part of the Southwest Quarter, Section 36, Township 20 North, Range 12 East and also described as: BEGINNING 30 feet east of the Northeast corner of the Southeast Quarter, Northwest Quarter, Southwest Quarter; thence west on the east extension of the north line of the last described 10 acre tract and on the north line for 360 feet; thence south at right angle for 863.3 feet; thence east at right angle for 330 feet; thence north at right angle for 198.5 feet; thence east at right angle for 30 feet; thence north at right angle for 664.8 feet to the point of beginning;

A tract of land lying in Block 6, GURLEY HILL ADDITION, an Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: The South 155 feet of Block 6, Gurley Hill Addition, said South 155 feet being a depth of 155 feet running north and south and a distance of 300 feet running east and west;

A tract of land lying in the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW/4 SE/4 SW/4) of Section 36, Township 20 North, Range 12 East, of the Indian Base and Meridian, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW/4 SE/4 SW/4) of Section 36, Township 20 North, Range 12 East; thence East on the north line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter to the westerly line of Greenwood Avenue; thence southeasterly on westerly line of Greenwood Avenue to a point where the west line of Greenwood Avenue intersects the south line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 36; thence west on the south line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter and on the south line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 36 to the southwest corner of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence North on the West line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter 660 feet to the point of beginning; LESS, commencing at a point 498.5 feet South of the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 36; thence South 165 feet; thence East 170 feet, thence North 165 feet; thence West 170 feet to the point of beginning and also except a strip of land 2.5 feet wide lying west and abutting the west line of Greenwood Avenue as follows: Beginning at the northeast corner of Block 3, NORTH SIDE ADDITION; thence North 5° 14' West 660.17 feet to the southeast corner of Block 5, GURLEY HILL ADDITION; thence West on the south line of Block 5, GURLEY HILL ADDITION 2.5 feet to a point; thence South 5° 14' East to a point on the north line of

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Block 3, NORTH SIDE ADDITION, said point being 2.5 feet west of the northeast corner of Block 3; thence East on the North line of Block 3 to the point of beginning.

Lot Six (6), Block Three (3), AMENDED PLAT OF DAVIS WILSON HEIGHTS ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded amended plat thereof, less the East 9.4 feet thereof, and that part of vacated North Elgin Avenue lying North of and adjacent to Lot Sixteen (16), Block Three (3), AMENDED PLAT OF DAVIS WILSON HEIGHTS ADDITION.

TRACT "B"

Lots One (1) through Thirty-Nine (39), Block Two (2), HARTFORD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

TRACT "C"

Lots One (1) through Twenty-Six (26), Block One (1), HARTFORD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

Lots One (1) through Twenty-Six (26), Block One (1), NORTH SIDE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

A tract of land commencing at the Southwest corner of Block One (1) of the NORTH SIDE ADDITION to the City of Tulsa, according to the recorded plat thereof, running thence North along the West line of said Block 150 feet; thence East 270 feet to the West line of the Right-of-Way of the Midland Valley Railroad; thence Southerly along the Westerly line of said Right of Way to the Southeast corner of Block One (1); thence West along the South line of said Block 1 a distance of 272.4 feet to the place of beginning;

TRACT "D"

Lots Twenty-Seven (27) through Thirty-Eight (38), Block One (1) and Lots One (1) through Twelve (12), Block Two (2), all in NORTH SIDE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

TRACT "E"

Lots One (1) through Twenty-Four (24), Block Three (3), and Lots One (1) through Twelve (12), Block Four (4), NORTH SIDE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT "F"

Lots One (1) and Two (2), Block Sixteen (16), NORTH TULSA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT a part of Lot Two (2), Block Sixteen (16), NORTH TULSA ADDITION to the City of Tulsa, according to the recorded plat thereof, and more particularly described as follows:

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Beginning at the Southeast corner of said Lot; thence North along the East line of said lot a distance of 35 feet; thence Southwesterly a distance of 33 feet to a point on the West line of said lot, said point being 23 feet North of the Southwest corner of said lot; thence Southerly along West line of said lot a distance of 23 feet to the Southwest corner of said lot; thence Easterly along the South line of said lot a distance of 17.8 feet to the point of beginning. And a part of the East 30' of Elgin Place vacated by Ord. No. 1832 dated 4-12-18, more particularly described as follows: Beginning at the Southwest corner of Lot 2, Block 16 of North Tulsa Addition to the City of Tulsa, according to the duly recorded plat thereof; thence Northerly along the west line of Lot 2, a distance of 23'; thence Southwesterly a distance of 31' to a point on the West line of said vacated strip, said point being 15' Northerly from the SW corner of said strip; thence Southerly a distance of 15' to the SW corner of said strip; thence Easterly along the South line of said strip a distance of 30' to the point of beginning;

Lots Six (6) and Seven (7), Block Three (3), MOUNTAIN VIEW ADDITION to the City of Tulsa, Tulsa County State of Oklahoma, according to the Recorded Plat thereof, less the North 15 feet of Lot 6 conveyed to the City of Tulsa for street purposes;

West Half (W/2) of Block Four (4), (being Lots 13-24, Block 4,) NORTH SIDE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof;

That part of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW/4 SE/4 SW/4) of Section Thirty-Six (36), Township Twenty (20) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

Commencing at a point 498.5 feet South of the Northwest Corner of said NW/4 of SE/4 SW/4 of Section 36, thence South 165 feet; thence East 170 feet; thence North 165 feet; thence West 170 feet to place of beginning.

TRACT "G"

Lots Two (2) through Five (5), Block Three (3), MOUNTAIN VIEW ADDITION; Lots Two (2) through Six (6), Block Four (4), MOUNTAIN VIEW ADDITION; Lot One (1), Block Four (4), AMENDED DAVIS WILSON HEIGHTS ADDITION; and Lots One (1) through Seven (7), Block Five (5), GURLEY HILL ADDITION, all in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plats thereof; and that part of vacated North Elgin Avenue lying North of and adjacent to Lot One (1), Block Four (4), AMENDED DAVIS WILSON HEIGHTS ADDITION.

[NOTE: The property above described in Tract "G" as Lot Two (2), Block Four (4), MOUNTAIN VIEW ADDITION lies wholly within the NE/4 of the SW/4 of the SW/4 of Section 36, Township 20 North, Range 12 East of the Indian Base and Meridian, according to the U.S. Government Survey hereof and lies

wholly within Lot 2, Block 4, DAVIS WILSON ADDITION to Tulsa, Tulsa County, Oklahoma.]

[NOTE: The property above described in Tract "G" as Lot One (1), Block Four (4), AMENDED DAVIS WILSON HEIGHTS ADDITION lies wholly within Lots One (1) and Two (2), Block Four (4), ORIGINAL PLAT OF DAVIS WILSON HEIGHTS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.]

TRACT "H"

Part of Lot Seven (7), Block Fourteen (14), NORTH TULSA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as: Beginning 30 feet Northerly of the Southeast corner; thence Northerly 33 feet; thence Westerly 60.3 feet; thence Southerly 3 feet; thence Southeasterly 67.05 feet to the Point of Beginning; AND the West 10 feet of that part of the vacated alley lying on the East side of AND adjacent to said portion of Lot Seven (7), Block Fourteen (14), NORTH TULSA ADDITION;

The North 37 feet of Lot Seven (7), Block Fourteen (14), NORTH TULSA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, LESS a tract beginning at the Northwest corner of said Lot 7, thence South 37 feet; thence East 74 feet; thence Northwesterly 82.70 feet to the point of beginning; AND the West 10 feet of that part of the vacated alley lying on the East side of and adjacent to said portion of Lot Seven (7), Block Fourteen (14), NORTH TULSA ADDITION;

Lots Eight (8) through Thirteen (13), Block Fourteen (14), NORTH TULSA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, together with the West 10 feet of that part of the vacated alley lying on the East side of and adjacent to Lots Eight (8) through Thirteen (13), Block Fourteen (14), NORTH TULSA ADDITION, LESS a triangular tract in Lot Thirteen (13) described as follows, to-wit: Beginning at the Northwest corner of said Lot 13; thence East along the North line of said Lot 13, a distance of 15.0 feet; thence in a Southwesterly direction a distance of 14.87 feet to a point on the Westerly line of said Lot 13, 93.0 feet North of the Southwest corner thereof; thence in a Northerly direction along said Westerly line a distance of 15.0 feet to the Point of Beginning.

TRACT "I"

Lots One (1) through Five (5) and all of Lot Six (6), Block Fourteen (14), NORTH TULSA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, together with that part of the East Half of vacated alley abutting said Lots on the West side thereof, LESS a tract beginning at the Southwest corner of said Lot 6, thence Easterly 40 feet; thence Northwesterly 44.71 feet; thence South 20 feet to the point of beginning said tract being in Lot Six (6), Block Fourteen (14), NORTH TULSA ADDITION.

Exhibit "A"

Lots One (1) through Eight (8) and the South 25 feet of Lot Nine (9) and that that part of Lot Nine (9), Block Fifteen (15), NORTH TULSA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as follows, to-wit: Beginning 25 feet North of the Southeast corner of said Lot Nine; thence West to a point on the West line 25 feet North of the Southwest corner; thence North 76.4 feet; thence East 20 feet; thence North 20 feet; thence along said North line to the Northeast corner of said Lot 9; thence South to the Point of Beginning, all in Block Fifteen (15), NORTH TULSA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof;

TRACE "J"

Lots One (1) through Twenty-Four (24), Block Five (5), NORTH SIDE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

Lots One (1) through Four (4), Block One (1), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

A portion of Lot Five (5), Block One (1), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, more particularly described as follows, to-wit: Beginning at the Northeast corner of Lot Five (5), of said Block; thence South a distance of 50 feet to the Southeast corner of said Lot Five (5); thence West 40 feet to the IDL Right-of-Way; thence Northwest along the IDL Right-of-Way a distance of 111.80 feet to a point on the North line of said Lot Five (5); thence East along the North line of said Lot Five (5) a distance of 140 feet to the Northeast corner of said Lot Five (5) to the point of beginning;

A portion of Lot Six (6), Block One (1), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning at the Northeast corner of said Lot Six (6) of said Block; thence South 20 feet to a point on the IDL Right of Way; thence Northwest along the IDL Right of Way a distance of 44.72 feet to a point on the North line of said Lot 6 of said Block; thence East on the North line of said Lot 6 a distance of 40 feet to the Northeast corner of said Lot 6, to the point of beginning;

The South 33-1/3 feet of Lot Fifteen (15), Block One (1), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, LESS AND EXCEPT that portion of said land more particularly described as Beginning at the Southeast corner of said Lot 15, thence West along the South line of said Lot 15 a distance of 140 feet to the Southwest corner of said Lot 15, thence North along the West line of said Lot 15 a distance of 33.50 feet, thence East on a line parallel to and 33.50 feet North of the South line of said Lot 15 a distance of 93 feet, thence S 64° 28' 22" E a distance of 52.56 feet to a point on the East line of said Lot 15, thence South along said East line a distance of 10 feet to the point of beginning;

Exhibit "A"

The North 16-2/3 feet of Lot Fifteen (15), and the South 16-2/3 feet of Lot Sixteen (16), Block One (1), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, LESS that portion of said land heretofore conveyed to the State of Oklahoma under deed dated October 12, 1965 and recorded December 9, 1965, in Book 3654 at Page 298, said tract conveyed being more particularly described as follows: A strip of land beginning at a point on the West line of said Lot 16 a distance of 16.50 feet North of the SW corner of said Lot 16, thence South along the West line of said Lots 16 and 15 a distance of 33 feet, thence East on a line parallel to and 16.50 feet South of the North line of said Lot 15 a distance of 93 feet, thence N 64° 28' 22" W a distance of 71.66 feet, thence West on a line parallel to and 16.50 feet North of the South line of said Lot 16 a distance of 29 feet to the point of beginning.

The North 33-1/2 feet of Lot Sixteen (16) and all of Lots Seventeen (17) and Eighteen (18), Block One (1), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TRACT "K"

Block Six (6), NORTHSIDE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof;

Block Two (2), TURLEY ADDITION LESS Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT "L"

Lots One (1) through Twelve (12), Block Seven (7), NORTH SIDE ADDITION and Lots Seventeen (17) and Eighteen (18), Block Three (3), TURLEY ADDITION, in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

TRACT "M"

Block Four (4), and Lots One (1) through Nine (9), Block Three (3), TURLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

Exhibit "A"

TRACT N

All of Lots 1, 2, 13 and 14, Block 13, NORTH TULSA ADDITION; and all of Lots 1 and 2 and the east 50 feet of Lot 3 and the south 20 feet of Lot 4, Block 1, NORTH TULSA ADDITION, to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning at the northeast corner of Lot 1 of said Block 1, NORTH TULSA ADDITION; thence South 22° 27' 56" East along the east line of Blocks 1 and 13 of said NORTH TULSA ADDITION a distance of 480.78 feet to a point on the northerly right-of-way line of Interstate Highway 244 (I-244); thence South 67° 41' 15" West along said right-of-way line a distance of 200 feet to a point on the easterly right-of-way line of Cincinnati Avenue; thence North 22° 27' 56" West along said right-of-way line a distance of 300 feet; thence North 40° 53' 06" West along said right-of-way line a distance of 63.30 feet; thence North 22° 27' 56" West along said right-of-way line a distance of 80 feet; thence North 04° 24' 07" East along said right-of-way line a distance of 22.39 feet; thence North 67° 41' 15" East along said right-of-way line a distance of 50 feet; thence North 22° 23' 51" West along said right-of-way line a distance of 90.02 feet to a point on the south right-of-way line of Haskell Street, said point also being on the north line of Block 1 of NORTH TULSA ADDITION; thence east along the south right-of-way line of Haskell Street and the north boundary line of said Block 1, NORTH TULSA ADDITION to the point of beginning.

TRACT O

Part of Lots 10, 11, 12, 13, 15 and 16 and all of Lot 14, Block 7, DAVIS WILSON HEIGHTS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning at the southwest corner of Lot 14, Block 7, DAVIS WILSON HEIGHTS; thence north along the west boundary line of said Block 7 a distance of 260 feet; thence South 44° 04' 23" East a distance of 14.18 feet to a point; thence South 38° 23' 45" East a distance of 71.26 feet to a point; thence South 35° 37' 24" East a distance of 124.75 feet to a point; thence South 29° 13' 29" East a distance of 110.05 feet to a point on the north right-of-way line of Haskell Street; thence west along the north right-of-way line of Haskell Street and the south boundary line of said Block 7, DAVIS WILSON HEIGHTS to the point of beginning.

TRACT P

Lots 8 through 11, inclusive, Block 5, GURLEY HILL ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT Q

Lots 1 through 35, inclusive, Block 4, GURLEY HILL ADDITION; and Lots 1 through 12, inclusive, Sub-division of the North 190 feet of Block 6, GURLEY HILL ADDITION, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT R

Lots 1 through 46, inclusive, Block 3, GURLEY HILL ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT S

Lots 1 through 24, inclusive, Block 3, LINCOLN PARK ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT T

Lots 7 through 28, inclusive, Block 2, LINCOLN PARK ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof. *plus the 30.5' of*
lot 6, Blk. 2, Lincoln Park addn. 12/10/87 7B

TRACT U

Lots 7 through 11, inclusive, Block 2, GURLEY HILL ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT V

Lots 1 through 3, inclusive, Block 1; Lots 1 through 17, inclusive, Block 2, and Lots 1 through 6, inclusive, Block 3, BUSINESSMEN'S ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT W

Lots 1 through 13, inclusive, Block 5, WASHINGTON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT X

Lots 1 through 34, inclusive, Block 4, WASHINGTON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT Y

Lots 1 through 44, inclusive, Block 3, WASHINGTON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT Z

Lots 1 through 50, inclusive, Block 2, WASHINGTON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT AA

Lots 1 through 25, inclusive, Block 1, WASHINGTON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT BB

Lots 1 through 12, inclusive, Block 16, GREENWOOD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT CC

Lots 1 through 24, inclusive, Block 9, GREENWOOD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT DD

Lots 1 through 4, inclusive, Block 1, and Lots 1 through 10, inclusive, Block 2, COOLIDGE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT EE

Lot 1, Block 15; Lots 3 and 4, less the west 20 feet of Lots 3 and 4, Block 15; Lot 5, Block 15. all in FAIRVIEW ADDITION; and Lots 1, 2 and 3; the south 15.7 feet of Lot 4 and all of Lots 5 and 6, Resub of Lot 2, Block 15, FAIRVIEW ADDITION, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT FE

Lots 4 through 9, inclusive and the west 5 feet of Lot 10, Block 1, RAMONA ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT GG

Lots 1 through 24, inclusive, Block 1, SUNSET HILL ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

TRACT HH

Lots 1 through 24, inclusive, Block 2, SUNSET HILL ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.