

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (the "Agreement") dated as of the Effective Date (defined below), by and between BUILDERS ROCK CREEK LAND INVESTMENTS, LP, an Oklahoma limited partnership (the "Seller"), and BOARD OF EDUCATION, INDEPENDENT SCHOOL DISTRICT NO. 29 (the "Buyer").

1. Sale of Property. Subject to the terms of this Agreement, the Seller agrees to sell, and the Buyer agrees to purchase all of the Seller's right, title and interest in and to the surface of the land described as:

FOREST LUMBER SEC 1 LOT 1 BLOCK 1, an addition to the City of Norman, Cleveland County, Oklahoma, according to recorded plat thereof,

And

18-9-2W 23.54 AC PRT SW/4 BEG SW/C SW/4 N2632.45' E648.28' S201.03' S 15D W408.92' S269.51' S 38D E213.54' S 14D E1220.50' S 02D E369.27' S50' W999.32' POB LESS FOREST LUMBER SEC 1 & LESS TRAILWOOD WEST an addition to the City of Norman, Cleveland County, Oklahoma, according to recorded plat thereof,

Less and except all: mineral interests, oil and gas leases, forced pooling orders and other agreements or orders relating to the development of oil, gas and other minerals, and all rights incident thereto, all of which Seller is retaining to the extent that Seller has any interests therein (the "Land"); together with all improvements, accessories, accessions, contents, fixtures, furniture, lighting, and equipment thereon owned by Seller (the "Improvements") and attached to or used in the operation of the Improvements, together with Seller's rights, if any, in and to all easements, licenses, privileges, and appurtenances benefiting the Land and the Improvements (the "Appurtenances") (the Land, the Improvements and the Appurtenances, collectively, the "Property"). Buyer and Seller agree that all items located on the Property on the Effective Date are included in the sale, subject to: all plats, easements, prescriptive rights existing at law and equity, encroachments, restrictions, zoning ordinances, public utilities, all rights-of-way, encumbrances and all other matters affecting the Property or those items apparent from an inspection of the land.

2. Purchase Price. Subject to the adjustments and prorations hereafter described the total purchase price to be paid by the Buyer to the Seller for the purchase of the Property (the "Purchase Price") is the sum of Nine Million Forty-Five Thousand Dollars and 00/100s (\$9,045,000.00). The Purchase Price will be paid in the following manner:

2.1. Earnest Money. The Buyer will deposit the sum of Twenty-Five Thousand Dollars (\$25,000.00) (the "Earnest Money") with Old Republic Title Company (the "Title Insurer") within three (3) business days of the Effective Date. The Earnest Money shall be held by Title Insurer in accordance with the terms of this Agreement and shall not be disbursed except in accordance with the express terms of this Agreement, or joint written instructions of Buyer and Seller. If closing

occurs, the Earnest Money shall be applied against the Purchase Price at the time of closing. Any interest accrued on the Earnest Money will be applied at the closing as a credit to the Buyer. If the Buyer defaults on any of its obligations contained in this Agreement, or if closing does not occur at no fault of the Seller, the Earnest Money shall be returned to the Seller, plus any interest accrued on the Earnest Money, within three (3) business days.

2.2. Cash on Closing. On the Closing Date (defined below), the Title Insurer will pay the Earnest Money to the Seller to be applied toward the Purchase Price, and the Buyer will pay to the Seller the balance of the Purchase Price in immediately available funds, as adjusted as provided herein.

2.3. Donation. Buyer and Seller acknowledge and agree that the fair market value of the Property exceeds the Purchase Price. Buyer and Seller further acknowledge and agree that the amount by which the appraised value of the Property exceeds the purchase price shall constitute a charitable contribution from Seller to Buyer. Seller shall hire their own independent qualified appraiser, which appraisal shall be binding on the parties for purposes of this Agreement. Buyer agrees to provide Seller a Letter of Donation for the amount the appraised value exceeds the Purchase Price, and upon receipt of the appraisal and appropriate IRS forms, Buyer shall execute all reasonable documents for the Seller and this donation.

2.4. Reserved.

3. Effective Date. The "Effective Date" of this Agreement means the date on which the last party hereto executes and delivers a counterpart of this Agreement to the other party, as shown by the dates set forth below their respective signatures.

4. Due Diligence. This Agreement and the obligation of Buyer to close are expressly made conditional upon Buyer's determination, in Buyer's sole and absolute discretion and prior to the end of the Inspection Period (as defined below), that the Property is suitable for Buyer's purposes and acceptable to Buyer in light of public approval, intended governmental use, funding, and legal compliance. In order to permit Buyer to make this determination, Seller agrees to (i) permit Buyer and Buyer's representatives, upon reasonable notice, to have access to the Property during normal business hours, to perform such non-invasive geological soil tests, mechanical studies, environmental assessments, surveys and engineering studies as Buyer shall require, provided that an agent of Seller shall have the right to be present at any such inspection, and any invasive testing shall require Seller's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed; and (ii) provide Buyer within two (2) days after the Effective Date copies of all material documents and information in Seller's possession or reasonable control relating to the Property, including all plans, drawings, reports, surveys, utilities, building condition, building systems, hazardous materials, engineering, surveys, appraisals, zoning, brokerage, title materials, environmental materials, leases pertaining to any existing tenants of the Property (if any) (the "Leases"), and service agreements, notices of violation, and pending claims related to the Property (collectively, the "Due Diligence Materials"). Buyer acknowledges that Seller has not made and does not make any warranty or representation regarding the truth, accuracy or completeness of the Due Diligence Materials or

the source(s) thereof. Buyer further acknowledges that some if not all of the Due Diligence Materials were prepared by third parties other than Seller. Seller expressly disclaims any and all liability for representations or warranties, expressed or implied, statements of fact and other matters contained in such information, or for omissions from the Due Diligence Materials, or in any other written or oral communications transmitted or made available to Buyer. Buyer shall rely solely upon its own investigation with respect to the Property, including, without limitation, the Property's physical, environmental or economic condition, compliance or lack of compliance with any ordinance, order, permit or regulation or any other attribute or matter relating thereto. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Due Diligence Materials and is providing the Due Diligence Materials solely as an accommodation to Buyer.

To the extent permitted under current law, and no representation is made regarding the ability of Buyer to indemnify Seller under current law, Buyer shall INDEMNIFY, DEFEND, AND HOLD HARMLESS Seller and its respective employees and agents from all claims and liability arising due to Buyer or its authorized representatives performing inspections, tests, or studies on the Property. Buyer shall not be responsible for any pre-existing condition discovered during such inspections, including any pre-existing environmental condition, except to the extent Buyer or its agents exacerbate the same. The foregoing indemnification obligation of Buyer shall survive closing or any termination of this Agreement. Without limiting the generality of the foregoing indemnity, Buyer shall maintain or cause its contractors to maintain commercial general liability insurance in amounts not less than \$1,000,000.00 per occurrence during all periods when Buyer is conducting inspections of the Property. Buyer shall cause Seller to be named as an additional insured on such insurance policy and shall provide Seller with evidence of such insurance prior to entering the Property.

In conducting any inspections, investigations or tests of the Property, Buyer and its agents and representatives shall: (i) not interfere with the operation and maintenance of the Property; (ii) not damage any part of the Property or any personal property owned or held by Seller or any third party; (iii) not injure or otherwise cause bodily harm to Seller or their respective agents, guests, invitees, contractors and employees or other third parties or their respective agents, guests, invitees, contractors or employees; (iv) comply with all applicable laws; (v) promptly pay when due the costs of all tests, investigations, and examinations done with regard to the Property; (vi) not permit any liens to attach to the Property by reason of the exercise of its rights hereunder; and (vii) repair any damage to the Property resulting directly or indirectly from any such inspection or tests. Buyer's obligations under this Section 4 shall survive the termination of this Agreement for whatever cause.

Buyer shall have sixty (60) days from the Effective Date to determine if the Property is satisfactory (the "Inspection Period"). Should Buyer determine in Buyer's good-faith determination that the Property is unsatisfactory for any reason or no reason during the Inspection Period, Buyer may terminate this Agreement. Buyer shall notify Seller in writing of Buyer's determination to terminate this Agreement on or before the expiration of the Inspection Period (the "Due Diligence Termination Notice"), and this Agreement shall thereby immediately terminate, and the Earnest Money shall be refunded to Buyer in accordance with the provisions of Section 2.1 hereof. If Buyer does not give a Due Diligence Termination Notice, this

Agreement shall continue in full force and effect, and Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to this Section 4.

5. Title Evidence and Review. Seller shall furnish Buyer, at Seller's expense, title evidence covering the Property, which shows marketable title vested in Seller. By no later than five (5) business days prior to the end of the Inspection Period, Seller shall provide, at Seller's costs, an abstract of title certified to date, an Owners Title Insurance Commitment issued by the Title Insurer, in the amount of the Purchase Price and copies of all documents referenced as exceptions therein, together with Seller's existing ALTA survey of the Property to the extent in Seller's possession. Buyer may, at its expense, cause the existing survey to be updated. Assuming Buyer has timely received all of the title and survey evidence to be furnished by Seller, and after Buyer has received a title insurance policy commitment, and an ALTA survey showing all title encumbrances upon and exceptions to the Property, Buyer shall have up to fifteen (15) business days after receipt of the last of such items from Seller within which to review all of the title and survey evidence items and notify Seller in writing of Buyer's objections to any title and survey matters that would: (i) affect marketable title; (ii) interfere with Buyer's intended use, financing, ownership, or development of the Property; or (iii) would be unacceptable to a prudent institutional or governmental purchaser.

6. Cure or Noncure of Title Objections. Seller shall have seven (7) business days after receipt of Buyer's objections to title and survey defects (the "Seller's Cure Period"), to cure the Buyer's objections, and the Closing Date shall be extended, as reasonably necessary, to permit such cure. Seller shall not be obligated to cure or attempt to cure every title or survey objection, except that Seller shall be obligated to cure any title defects created by, under or through Seller, and all monetary liens such as judgment or mortgage or mechanics liens, deeds of trust, judgment liens, tax liens attributable to periods prior to the Closing Date, of which Seller shall bear the cost of curing such objections. If Seller determines it is unwilling or unable to cure any of Buyer's title or survey objections, except as to the matters that Seller must cure as above, then Seller shall notify Buyer of such determination on or prior to the expiration of Seller's Cure Period. If Seller fails to deliver the foregoing notice with respect to any or all of Buyer's objections on or prior to the expiration of the Seller's Cure Period, then Seller shall be deemed to have elected not to cure any of Buyer's objections, except those required of Seller to cure as set forth above. If any title or survey objections, except those required of Seller to cure above, are not cured (or Seller has not expressly agreed to cure the same), Buyer shall have the right to either:

- a) waive any such uncured objections, close without reduction in the Purchase Price and accept such title as Seller is able to convey, which shall thereupon become Permitted Exceptions; or
- b) terminate this Agreement by notifying Seller in writing, in which event all Earnest Money shall be returned to Buyer, and thereafter Seller and Buyer shall have no further rights or obligations under this Agreement.

If Buyer does not elect to terminate this Agreement pursuant to the foregoing option b) within three (3) business days after the expiration of Seller's Cure Period, then Buyer shall be deemed to have elected the foregoing option a).

7. **Condition of Property.** Between the Effective Date and the Closing Date, Seller shall not alter the condition, character, drainage, utilities, improvements, equipment, fixtures, access, covenants, or title of the Property in any material respect (subject to casualty events). Seller shall not, without the prior written consent of Buyer, enter into any contracts with respect to the Property that will not be fully performed by Seller before the Closing Date, or that will not be cancelable by Buyer at any time and without liability or expense on or after the Closing Date. Seller shall notify Buyer promptly of any litigation, arbitration, condemnation, assessments, or administrative actions (such as zoning, variance, code enforcement and regulatory proceedings before any officer, court, board, governmental body) which affect the Property and of which Seller has knowledge. The risk of loss for any Property improvements between the Effective Date and the Closing Date is with the Seller. If, prior to the Closing Date, all or any material portion of the Property is damaged by casualty or becomes subject to condemnation or threatened condemnation, Buyer may elect, by written notice to Seller, to either: (i) terminate this Agreement and receive a refund of the Earnest Money; or (ii) proceed to the closing, in which event Seller shall assign Buyer all insurance proceeds and condemnation awards attributable to such event, together with any deductible credits or other recoveries.

8. **Deed.** The Property will be conveyed by Special Warranty Deed (the "Deed") in substantially the same form set forth at **Schedule "A"** attached as a part hereof, subject to the following exceptions (the "Permitted Exceptions"): any mineral interests, oil and gas leases, forced pooling orders and all rights incident thereto; (b) ad valorem taxes for 2026 and subsequent years not yet due and payable; (c) those title and survey matters expressly approved or deemed approved by Buyer pursuant to Section 6 and 6 hereof; and (d) all plats, easements, rights-of-way, or encumbrances of record shown on the Title Commitment or the most recent survey and not objected to or that are accepted or deemed accepted by Buyer.

9. **Possession.** Possession of the Property will be given to the Buyer on the Closing Date subject to the Permitted Exceptions and free and clear of all tenants, occupants, licenses, and personal property not included in the sale, and free of all service contracts and other agreements applicable to the Property except as those expressly approved by Buyer and assumed by Buyer at closing.

10. **Prorations.** The Seller will pay all general ad valorem taxes prior to the year of closing. General ad valorem taxes, utilities, and any approved operating expenses or revenues payable during the calendar year of closing will be prorated to 12:01 A.M. on the Closing Date. If the actual amount of said taxes cannot be ascertained as of the Closing Date, such prorations will be on the basis of the taxes paid for the preceding year and re-prorated within ninety (90) days after the actual bill becomes available.

11. **Closing.** The transaction will close on or before 90 days after the Effective Date, subject to permitted extensions provided herein (the "Closing Date"). Seller shall pay (a) the cost of preparing the deed and other transfer documents to be delivered by Seller, and (b) the cost to cure title defects required to be cured by Seller. The Buyer will pay: (a) the costs of any updated survey obtained by Buyer, (b) the cost of the base premium for the title policy and any title endorsements requested by Buyer, (c) Buyer's financial costs, if any, (d) any transfer taxes or documentary stamp taxes imposed by reason of the conveyance, (e) the Commission payable to

Broker, (f) all escrow fees, (g) any recording fees, and (f) Buyer's own legal fees, consultants, and due diligence expenses. Each party will pay their own attorney fees.

12. **Default; Remedy.** If Seller defaults and fails to cure within the applicable notice and cure period, Buyer may elect either (i) to terminate this Agreement and receive a refund of the Earnest Money, or (ii) to seek specific performance. If Buyer defaults and fails to cure within the applicable notice and cure period, Seller's sole and exclusive remedy shall be to terminate this Agreement and receive the Earnest Money as liquidated damages, whereupon neither party shall have any further liability except for obligations expressly stated to survive.

13. **Seller's Representations and Warranties.** For purposes of this Agreement, "Knowledge", as used herein, shall mean the actual current knowledge, without independent investigation, of the individual(s) executing this Agreement on behalf of Seller. Seller represents and warrants as of the Effective Date and the Closing Date as follows:

- 13.1. Other than this Agreement, Seller is not a party to any contract for sale, option to purchase, lease, first right of refusal, or any other agreement existing and in force with respect to or in any manner affecting all or any portion of the Property or any interest therein.
- 13.2. Seller is the record owner of fee simple title to the Property and has the legal right, power and authority to enter into this Agreement and perform all of its obligations hereunder.
- 13.3. The person executing this Agreement on behalf of Seller is authorized to do so under the documents governing the operation of Seller's entity.
- 13.4. Neither the execution of the Agreement nor the consummation of the transaction contemplated herein will result in a breach of, or default under, or violate any restrictions or any agreement to which Seller is a party or to which the Property or Seller is subject.
- 13.5. Seller has taken no action that would give rise to and does not have any Knowledge of facts which would give rise to a claim for a mechanic's or materialman's lien, or any other type of lien on or claim against the Property.
- 13.6. Seller has not received written notice and has no Knowledge of:
 - 13.6.1 any condemnation or taking threatened or pending against any portion of the Property;
 - 13.6.2 any violation of any zoning or other governmental law, or of any easement, declaration or other agreement concerning the use of the Property; and
 - 13.6.3 any litigation, claim, judgment or proceeding relating to, which affects, or could become a lien on, any part of the Property.

- 13.7. Seller has no Knowledge of any maintenance, service or other contracts or agreements concerning or affecting the Property to which Seller is a party or by which Seller is bound which would be binding on Buyer after closing, except as may be shown in the Title Commitment or otherwise disclosed in writing by Seller.
- 13.8. Seller is not a foreign person selling property as described in the Foreign Investment in Real Property Tax Act (“FIRPTA”) and agrees to deliver an affidavit at closing reflecting that Seller is not such a foreign person and provide Seller's tax identification number (“Tax Affidavit”).

14. Condition of Property; Disclaimers; Release. The Buyer acknowledges and agrees that, except as expressly set forth in this Agreement or in any of the documents delivered at the closing, Buyer is purchasing the Property in its condition as of the Closing Date in “AS IS” “WHERE IS” condition “WITH ALL FAULTS, subject to Buyer’s inspection rights provided in this Agreement. Except as explicitly set forth in this Agreement or in any closing documents, Buyer acknowledges that neither the Seller, nor the Seller’s Parties (as hereinafter defined), have made any express or implied representations, warranties, covenants, agreements, obligations, guarantees, statements, information, or inducements pertaining to the Property or any part thereof, including any implied warranties of merchantability and fitness for a particular purpose. Notwithstanding the foregoing, nothing in this Section shall limit or waive any express representation, warranty, or covenant of Seller set forth in this Agreement or in any closing document; limit or waive any claim arising from fraud, intentional misrepresentation, or concealment by Seller, or relieve Seller of its obligations with respect to title, liens, contracts, or possession of the Property, and nothing herein shall be deemed to constitute an assumption by Buyer of any liabilities except to the extent expressly assumed by Buyer in this Agreement. The provisions of this Section shall expressly survive the closing and the delivery of the Deed hereunder, or the earlier termination of this Agreement, for all purposes and shall not be deemed to have merged into any of the documents executed or delivered at the closing. “Seller’s Parties” mean, for purposes of this Section 14, Seller’s affiliates and respective members, officers, directors, partners, employees, representatives, and agents.

15. Representations and Warranties of Buyer.

- 15.1. Financing. Buyer’s obligation to close is subject to Buyer obtaining all required governmental approvals, approvals, appropriations, financing approvals, and internal authorizations necessary for the acquisition of the Property.
- 15.2. Authority and Enforceability. The Buyer has all requisite power and authority to execute and deliver, and to perform its duties and obligations under this Agreement, subject to, and except that this Agreement is expressly conditional and contingent upon the approval from the Norman Board of Education. Otherwise, this Agreement has been duly authorized by all necessary action, has been duly executed and delivered by the Buyer, and is legal, valid and binding obligations of the Buyer, enforceable against the Buyer in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, or other similar laws affecting the enforcement of creditors’ rights generally and except

that the availability of equitable remedies, including specific performance, may be subject to the discretion of the court before which any proceeding may be brought. This Agreement shall not constitute an unlawful pledge of future appropriations or revenues, and Buyer shall have no obligation to close unless all required governmental approvals have been obtained on terms acceptable to Buyer.

16. Notices. Any notice, payment, demand or communication required or permitted to be given by any provision of this Agreement will be deemed to have been given on the date delivered personally or by electronic mail (email), or on the date following the day sent by overnight courier, or on the third (3rd) business day after the same is sent by certified mail, postage and charges prepaid, directed to the notice address or telefacsimile number set forth below or to such other or additional addresses as any party might designate by written notice to the other party.

To the Seller: BUILDERS ROCK CREEK LAND
INVESTMENTS, LP
Attn: Christine Cooper
1724 Topeka
Norman, OK 73069
Telephone: (405) 659-4429
Email: christine@cooperco.us

Copy to: Crowe & Dunlevy
Attn: Taylor LaBrie
324 N. Robinson, Suite 100
Oklahoma City, OK 73102
Telephone: (405) 239-6638
Email: taylor.labrie@crowedunlevy.com

To the Buyer: Norman Public Schools
Attn: Justin Milner
131 South Flood
Norman, OK 73069
Telephone: (405) 366-5874
Email: jmilner@norman.k12.ok.us

Copy to: Floyd & Driver, PLLC
Attn: David Floyd
118 E. Main Street
Norman, Oklahoma 73069
Telephone: (405) 364-6660
Email: david@floyddriverpllc.com

17. Attorneys' Fees. If either party institutes an action or proceeding against the other relating to the provisions of this Agreement or any default hereunder, the unsuccessful party to

such action or proceeding will reimburse the successful party therein for the reasonable expenses of attorneys' fees and disbursements and litigation expenses incurred by the successful party.

18. Miscellaneous. Time is of the essence of each provision of this Agreement. This document constitutes the entire agreement between the Buyer and the Seller relating to the sale of the Property and there are no agreements, understandings, warranties or representations between the Buyer and the Seller except as set forth herein. Neither this Agreement nor any of the provisions hereof can be changed, waived, discharged or terminated, except by an instrument in writing (excluding electronic mail) physically signed by the party against whom enforcement of the change, waiver, discharge or termination is sought. This Agreement may be executed in counterparts, each of which will be deemed an original document, but all of which will constitute a single document. This document will not be binding on or constitute evidence of a contract between the parties until such time as a counterpart of this document has been executed by each party and a copy thereof delivered to the other party to this Agreement. The parties agree that any counterpart may be executed by electronically produced signature and such electronically produced signature will be deemed an original. When executed by the parties in accordance with the foregoing, this Agreement inures to the benefit of and is binding on the parties and their respective heirs, successors and assigns. If any provision, phrase, sentence, or paragraph of this Agreement shall be held to be void or unenforceable for any reason, such holding shall not affect the remaining terms and provisions of this Agreement, which shall continue in full force and effect. Section headings contained in this Agreement are for reference purposes only and shall not in any way affect its meaning or interpretation.

19. Assignment. Buyer may assign this Agreement, without Seller's consent but upon prior written notice to Seller, to: (i) any unit of local government, government affiliate, public trust, public authority, instrumentality, or other political subdivision; or (ii) to any other entity controlled by or acting for the benefit of Buyer that is organized for a public or governmental purpose. Seller shall be deemed to have reasonably approved the assignment of this Agreement to the Cleveland County Educational Facilities Authority. Any permitted assignee shall assume in writing all obligations of Buyer under this Agreement, provided however, Buyer shall remain liable for its obligations hereunder unless Seller expressly releases Buyer in writing. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.

20. Brokerage. Both Buyer and Seller agree that Fleske Holding Company (the "Broker") is the only broker in this transaction. No other broker is involved in the transaction, and the Buyer agrees to pay the Broker a commission of Two Hundred Fifty Thousand Dollars at closing (the "Commission"), if closing occurs. Except for the Commission, the Buyer agrees to hold the Seller harmless from any claim for brokerage commissions asserted in connection with the Buyer's purchase of the Property. Except for the Commission payable to Broker in the event closing occurs, Seller shall be solely responsible for any other commission or fee due to any broker engaged by Seller or claiming by, though, or under Seller.

21. Business Days. In the event any date described in this Agreement relative to the performance of actions hereunder by Buyer, Seller or Title Insurer falls on a Saturday, Sunday or legal holiday, such date shall be deemed postponed until the next business day thereafter. For

purposes of this Agreement, "business day(s)" shall mean any day which is not a Saturday, Sunday or legal holiday.

[Signature Pages to Follow]

SIGNATURE PAGE TO REAL ESTATE PURCHASE AND SALE AGREEMENT

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the dates hereafter indicated to be effective on the date first above written.

BOARD OF EDUCATION, INDEPENDENT
SCHOOL DISTRICT NO. 29

By:  _____

Name: Dawn Brockman

Title: President, on behalf of the Board of
Education

Date: May 4, 2026
(the "Buyer")

SIGNATURE PAGE TO REAL ESTATE PURCHASE AND SALE AGREEMENT

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the dates hereafter indicated to be effective on the date first above written.

BUILDERS ROCK CREEK LAND
INVESTMENTS, LP

By: _____

Name: _____

Title: _____

Date: _____

(the "Seller")

Schedule "B"
(the "Deed")

After recordation, return to:

Space Reserved for Recording Information

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT BUILDERS ROCK CREEK LAND INVESTMENTS, LP (the "Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, convey and assign unto the _____ (the "Grantee"), with an address of Norman Public Schools, c/o Superintendent, Administrative Services Center, 131 S. Flood Ave., Norman, OK, 73069, the real property and premises situated in the City of Norman, Cleveland County, State of Oklahoma, and described on Exhibit "A" attached hereto, together with any improvements situated thereon and appurtenances thereunto belonging (the "Land").

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever, free and clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens and encumbrances of whatsoever nature; LESS AND EXCEPT any and all interests in and to oil, gas and other minerals as this is a surface rights conveyance only, and SUBJECT to all of the exceptions to title set forth on Exhibit "B" attached hereto and incorporated herein by reference.

Grantor hereby warrants title to the Land against any and all acts, conveyances, liens and encumbrances affecting the Land made or suffered to be made or done by, through or under Grantor, but not otherwise, and in any event excluding from this warranty the matters set forth on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2026.

BUILDERS ROCK CREEK LAND
INVESTMENTS, LP

By: _____
Name: _____
Title: _____

(the "Grantor")

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss:
COUNTY OF CLEVELAND)

This instrument was acknowledged before me on _____, 2026, by _____
_____, as _____, of BUILDERS ROCK CREEK LAND
INVESTMENTS, LP

(Seal)

Notary Public
My Commission Expires: _____
Commission # _____

EXHIBIT "A" to Special Warranty Deed

Legal Description

FOREST LUMBER SEC 1 LOT 1 BLOCK 1, an addition to the City of Norman, Cleveland County, Oklahoma, according to recorded plat thereof,

And

18-9-2W 23.54 AC PRT SW/4 BEG SW/C SW/4 N2632.45' E648.28' S201.03' S 15D
W408.92' S269.51' S 38D E213.54' S 14D E1220.50' S 02D E369.27' S50' W999.32' POB
LESS FOREST LUMBER SEC 1 & LESS TRAILWOOD WEST an addition to the City of
Norman, Cleveland County, Oklahoma, according to recorded plat thereof,

EXHIBIT "B" to Special Warranty Deed

Permitted Exceptions