



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

15MAY'23 DTCA MTG

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
415 NW 5th St.

Project Name

415 NW 5th St.

Address / Location of Property (Provide County name & parcel no. if unknown)

To permit Animal Sales and Services: Kennels and Veterinary, General

Summary Purpose Statement / Proposed Development

Staff Use Only	1535
Case No.: SPUD -	
File Date:	11MAY'23
Ward No.:	6
Nbhd. Assoc.:	DOWNTOWN OKC
School District:	OKC
Extg Zoning:	DBD
Overlay:	

4,500 sq. ft.

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant
Williams, Box, Forshee & Bullard, P.C.

on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dnbox@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

WARRANTY DEED

Statutory Form Individual

20180605010772310
DEED 06/05/2018
02:59:38 PM Book:13753
Page:695 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$1200.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Know All Men by These Presents:

THAT, Leonard E. Sullivan and Marilyn S. Sullivan, husband and wife, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto CORSAIR CATTLE CO, an Oklahoma Corporation, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

The West 4.15 feet of Lot Eight (8), and all of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Sixty-eight (68), of SUPPLEMENTAL OKLAHOMA CITY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 010019224


Grantee's Mailing Address: PO BOX 2286, Oklahoma City, OK 73101

together with all the Improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 5th day of June, 2018


Leonard E. Sullivan



Marilyn S. Sullivan

1802537
Doc Stamps \$1,200.00
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of June, 2018, personally appeared, Leonard E. Sullivan and Marilyn S. Sullivan, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said persons for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


Teresa Koeppe
Commission Expires: 5/11/2019



RETURN TO:
Oklahoma City Abstract & Title Co.
1900 N.W. Expressway, Suite 210
Oklahoma City, OK 73118



Exhibit A

LEGAL DESCRIPTION

The North One Hundred (100) feet of the West Twenty (20) feet of Lot Eleven (11) and the North One Hundred (100) feet of Lot Twelve (12) of Block Sixty-Eight (68) of Supplemental Oklahoma City Addition, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

A0.10

SHEET NUMBER

01 | ARCHITECTURAL SITE PLAN
SCALE 1"=20'-0"

OVERHANGING CANOPY

N.W. 5TH ST.

UP STREET PARKING

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

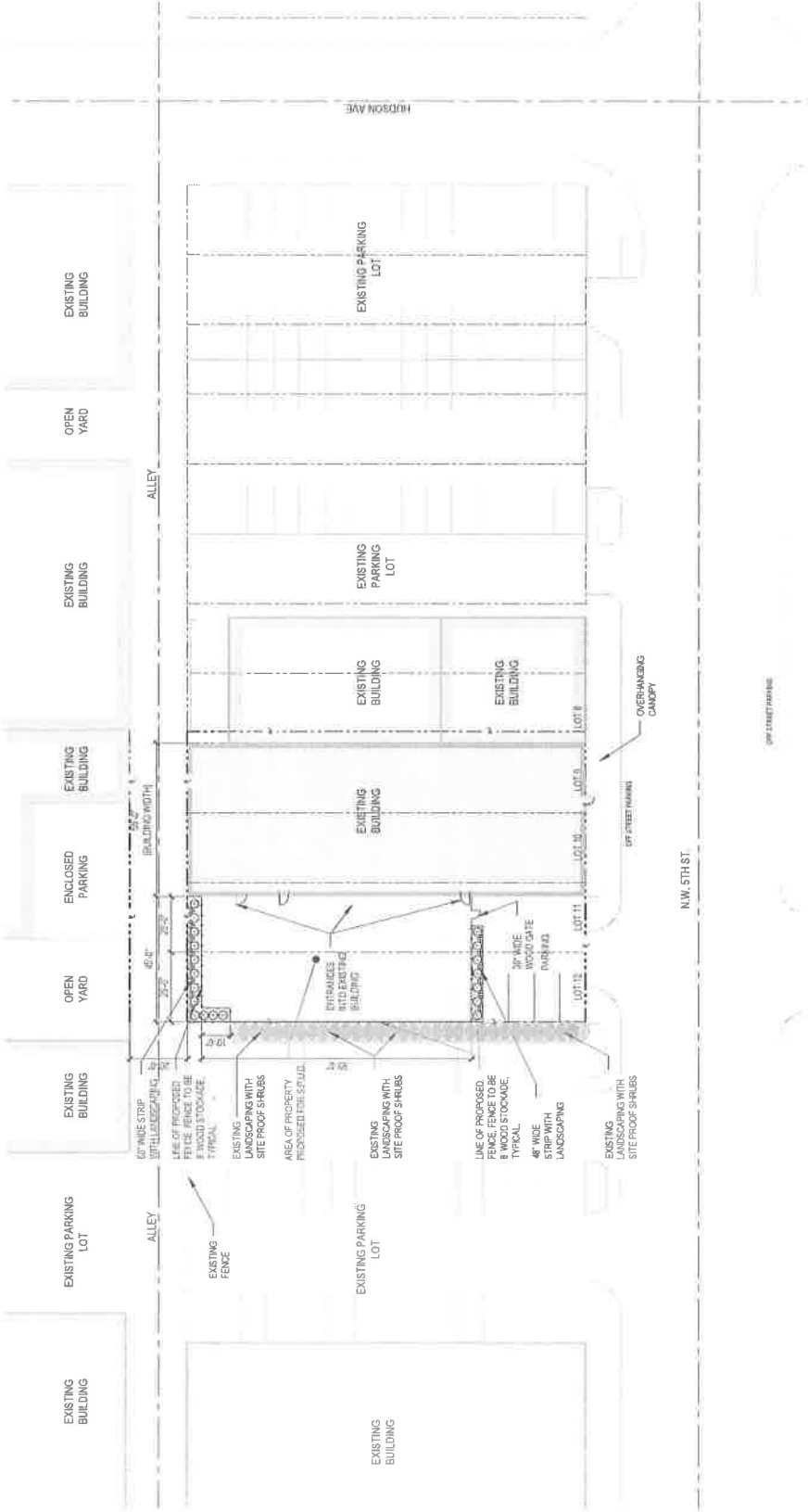
LOT 26

LOT 27

LOT 28

LOT 29

LOT 30



DOG HOUSE 2
415 NW 5TH ST.
OKLAHOMA CITY, OK 73102

NOT TO SCALE
NOT TO SCALE
NOT TO SCALE

LETTER OF AUTHORIZATION

Corsas Cattle Company, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

415 NW 5th

By: _____

Inacy Bacon

Title: _____

Secretary

Date: _____

4-25-23

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) §:

The North One Hundred (100) feet of the West Twenty (20) feet of Lot Eleven (11) and the North One Hundred (100) feet of Lot Twelve (12) of Block Sixty-Eight (68) of Supplemental Oklahoma City Addition, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

First American Title Insurance Company

By: Doris J. Griffin
Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2811152-OK99

OWNERSHIP REPORT
FILE NUMBER 2811152-OK99

EFFECTIVE DATE: MAY 3, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 9, 2023

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2729	R010019224	CORSAIR CATTLE CO	PO BOX 2286	OKLAHOMA CITY	OK	73101	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 W4.15FT LOT 8 ALL LOTS 9 THRU 12 (SUBJECT PROPERTY CONTAINED WITHIN)	415 NW 5TH ST OKLAHOMA CITY
2729	R010019056	400 NORTH WALKER LLC	1932 W LINDSEY ST STE A	NORMAN	OK	73069-4157	OKLA CITY ORIGINAL	067	000	OKLA CITY ORIGINAL 067 000 W15FT 4INCHES OF LOT 11 & ALL LOTS 12 THRU 20 PLUS PT OF VACATED ALLEY DESCRIBED AS BEG NW/C LT 20 TH E244.32FT N20FT W244.32FT S20FT TO BEG	500 N WALKER AVE, Unit 140 OKLAHOMA CITY
2729	R010018984	THE CENTRAL OKLAHOMA TRANSPORTATION & PARKING AUTHORITY	300 SW 7TH ST	OKLAHOMA CITY	OK	73109-5320	OKLA CITY ORIGINAL	067	000	OKLA CITY ORIGINAL 067 000 LOTS 1 THRU 10 & E9FT 8INCHES OF LOT 11 & LOTS 31 THRU 40 PLUS E250FT OF 20FT VAC ALLEY IN BLK 67	501 N HUDSON AVE OKLAHOMA CITY
2729	R010019128	INVESTMENT TRS, PARHAM GORHAM FAMILY IRREV TRUST	5100 N CLASSEN BLVD STE 620	OKLAHOMA CITY	OK	73118-5263	OKLA CITY ORIGINAL	067	000	OKLA CITY ORIGINAL 067 000 LOTS 29 & 30	0 UNKNOWN OKLAHOMA CITY
2729	R010019116	JOHN GALT HOMES LLC	426 NW 5TH ST STE 200	OKLAHOMA CITY	OK	73102-3059	OKLA CITY ORIGINAL	067	000	OKLA CITY ORIGINAL 067 000 LOTS 27 & 28	426 NW 5TH ST, Unit 100 OKLAHOMA CITY
2729	R010019104	400 NORTH WALKER LLC	1932 W LINDSEY ST STE A	NORMAN	OK	73069-4157	OKLA CITY ORIGINAL	067	000	OKLA CITY ORIGINAL 067 000 LOTS 25 & 26	428 NW 5TH ST, Unit B OKLAHOMA CITY
2729	R010019092	400 NORTH WALKER LLC	1932 W LINDSEY ST STE A	NORMAN	OK	73069-4157	OKLA CITY ORIGINAL	067	000	OKLA CITY ORIGINAL 067 000 LOTS 23 & 24	430 NW 5TH ST, Unit A OKLAHOMA CITY

2729	R010019080	400 NORTH WALKER LLC	1932 W LINDSEY ST STE A	NORMAN	OK	73069-4157	OKLA CITY ORIGINAL	067	000	OKLA CITY ORIGINAL 067 000 LOTS 21 & 22	520 N WALKER AVE OKLAHOMA CITY
2729	R010019200	THE MARY LOUISE LLC C/O EARL J CHEEK	3441 W MEMORIAL RD STE 2	OKLAHOMA CITY	OK	73134-7000	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 1 THRU 5	0 UNKNOWN OKLAHOMA CITY
2729	R010019212	CDD HOLDINGS LLC	17304 N MAY AVE, Unit B	EDMOND	OK	73012	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 6 & 7 PLUS E20.85FT LOT 8	411 NW 5TH ST OKLAHOMA CITY
2729	R010019236	501 NORTH WALKER LLC C/O DOWELL PROPERTIES INC	1932 W LINDSEY ST STE A	NORMAN	OK	73069-4157	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 13 THRU 20	600 N WALKER AVE, Unit 101 OKLAHOMA CITY
2729	R010019368	M2P LLC	615 N HUDSON AVE	OKLAHOMA CITY	OK	73102-3084	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 38 39 & 40	615 N HUDSON AVE, Unit 300 OKLAHOMA CITY
2729	R010019344	NELSON OZ 2019 LLC	408 NW 6TH ST	OKLAHOMA CITY	OK	73102	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 33 THRU 36	408 NW 6TH ST OKLAHOMA CITY
2729	R010019332	420ON6 LLC	420 NW 6TH ST	OKLAHOMA CITY	OK	73102	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 30 31 & 32	420 NW 6TH ST OKLAHOMA CITY
2729	R010019308	ROCKWALL PROPERTIES INC	424 NW 6TH ST	OKLAHOMA CITY	OK	73102-2805	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 25 THRU 29	424 NW 6TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2811152-OK99
EFFECTIVE DATE: MAY 3, 2023 AT 7:30 A.M.
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2729	R010019284	ROCKWALL PROPERTIES INC	424 NW 6TH ST	OKLAHOMA CITY	OK	73102- 2805	OKLA CITY ORIGINAL	068	000	OKLA CITY ORIGINAL 068 000 LOTS 21 THRU 24	424 NW 6TH ST OKLAHOMA CITY
2729	R010019356	MAVERICK DEVELOPMENT INCORPORATED	PO BOX 305	NORMAN	OK	73070	OKLA CITY ORIGINAL	068	037	OKLA CITY ORIGINAL 068 037	404 NW 6TH ST OKLAHOMA CITY
2729	R010019404	M2P LLC	615 N HUDSON AVE	OKLAHOMA CITY	OK	73102- 3084	OKLA CITY ORIGINAL	069	000	OKLA CITY ORIGINAL 069 000 LOTS 4 THRU 6	0 UNKNOWN OKLAHOMA CITY
2729	R010019428	M2P LLC	615 N HUDSON AVE	OKLAHOMA CITY	OK	73102- 3084	OKLA CITY ORIGINAL	069	000	OKLA CITY ORIGINAL 069 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
2729	R010019460	PIONEER BELL FED CREDIT UNION C/O COMMUNICATI ON FED CREDIT	4141 NW EXPRESSWAY STE 200	OKLAHOMA CITY	OK	73116- 1675	OKLA CITY ORIGINAL	069	000	OKLA CITY ORIGINAL 069 000 LOTS 9 THRU 20	427 NW 6TH ST OKLAHOMA CITY
2732	R011603230	601 NORTH WALKER LLC	1932 W LINDSEY ST STE A	NORMAN	OK	73069- 4157	EDWARDS ADDITION	002	000	EDWARDS ADDITION BLK 002 LOT 000 LOTS 1 THRU 6 & PT OF LOT 7 BEG SE/C LT 7 TH W5FT N140FT E5FT S140FT TO BEG	601 N WALKER AVE, Unit 101 OKLAHOMA CITY
2732	R011605780	P DRIVE PROPERTIES LLC	500 NW 6TH ST	OKLAHOMA CITY	OK	73106	EDWARDS ADDITION	002	000	EDWARDS ADDITION 002 000 LOTS 24 thru 32	500 NW 6TH ST OKLAHOMA CITY
2732	R011605950	501 NORTH WALKER LLC C/O DOWELL PROPERTIES INC	1932 W LINDSEY ST STE A	NORMAN	OK	73069- 4157	EDWARDS ADDITION	003	000	EDWARDS ADDITION 003 000 LOTS 1 THRU 32 PLUS ALL OF VACATED ALLEY	600 N DEWEY AVE, Unit 200 OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

415 NW 5th St.

May 9, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **Downtown Business District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all uses permitted in the Downtown Business District, the following use shall be permitted.

8300.10 Animal Sales and Services: Kennel and Veterinary, General [dogs shall not be allowed outside between the hours of 6:30 p.m. and 7:00 a.m.]

2. **Maximum Building Height:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

3. **Maximum Building Size:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

4. Maximum Number of Buildings:

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

5. Building Setback Lines

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

6. Sight-proof Screening:

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

7. Landscaping:

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

8. Signs:

8.1 Free Standing Accessory Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

The existing access shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

10. Sidewalks

The existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations.

II. Other Development Regulations:

1. Architecture:

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Other:

The existing Canin Turf, an artificial turf designed for dogs, shall be washed down with a disinfectant at least once per day.

Dogs will never be outside without at least one dog handler present. Said dog handler shall be trained in fundamental principles and techniques of managing dog behavior. The handler will be equipped with the knowledge and tools to positively interrupt undesirable behavior, such as barking. Should a dog continuously bark after four (4) positive behavior interruptions, the dog will be sent inside the building.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

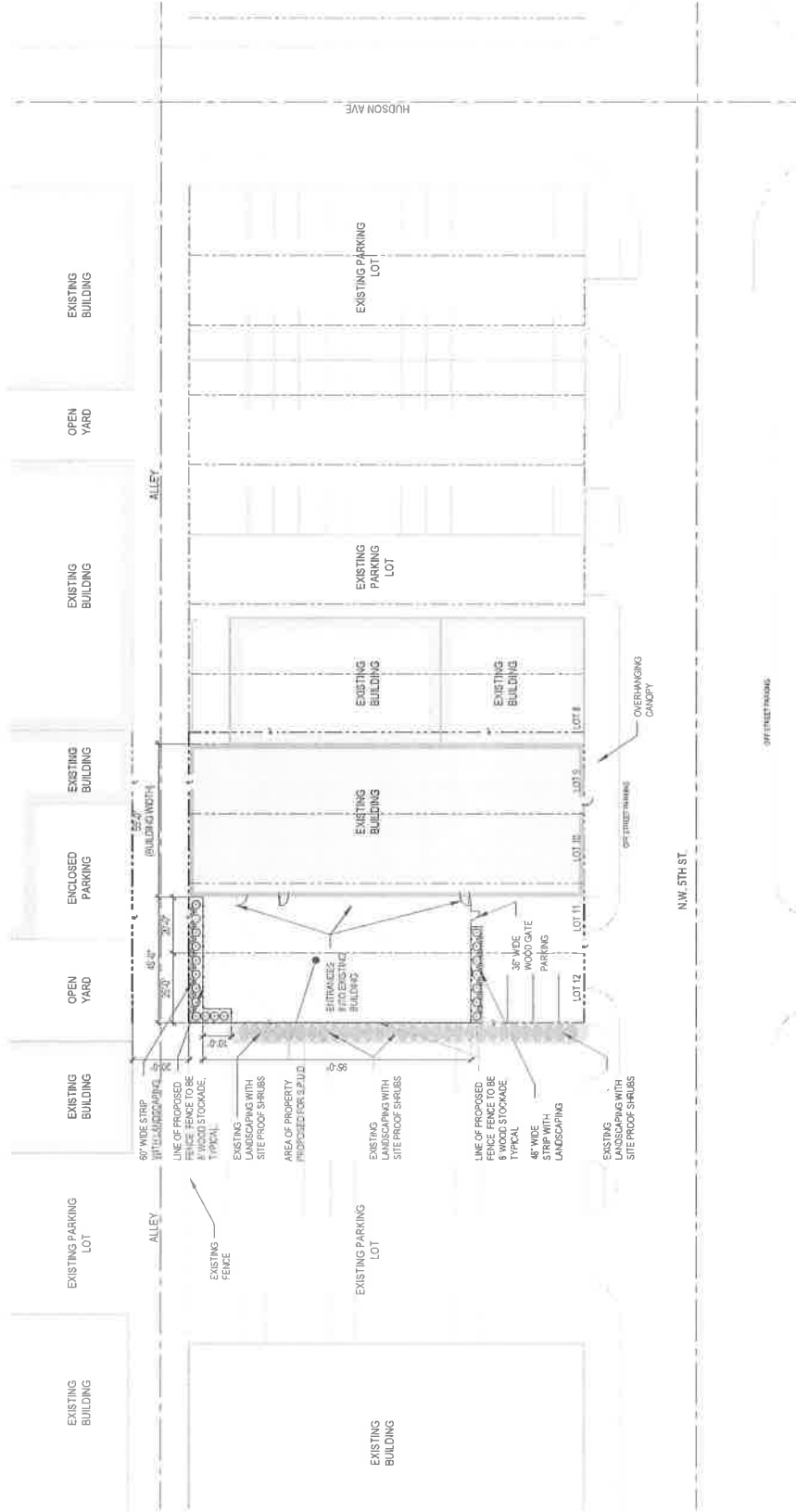
Exhibit A

LEGAL DESCRIPTION

The North One Hundred (100) feet of the West Twenty (20) feet of Lot Eleven (11) and the North One Hundred (100) feet of Lot Twelve (12) of Block Sixty-Eight (68) of Supplemental Oklahoma City Addition, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

[illegible]

A0.10



01 | ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"

Exhibit A

LEGAL DESCRIPTION

The North One Hundred (100) feet of the West Twenty (20) feet of Lot Eleven (11) and the North One Hundred (100) feet of Lot Twelve (12) of Block Sixty-Eight (68) of Supplemental Oklahoma City Addition, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

A0.10

SHEET NUMBER

DATE: 09/20/2018 10:00 AM

DRAWN BY: J. L. L. (JLL)

CHECKED BY: J. L. L. (JLL)

SCALE: 1" = 30'-0"

DOG HOUSE 2

415 NW 5TH ST.
OKLAHOMA CITY, OK 73102

