



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

APPLICATION FOR REZONING

Redistricting
 OnCue RE, LLC

Project Name
 3850 S. Prospect Ave.

Address / Location of Property to be Rezoned

Gasoline and retail sales.

Purpose Statement / Proposed Development

I-1 Light Industrial District

Proposed Zoning District

Staff Use Only:	PC-10906
Case No.: PC	_____
File Date:	_____
Ward No.:	W4
Nbhd. Assoc.:	PASADENA HTS SECURITY ASSOC
School District:	OKC
Extg Zoning:	C-3
Overlay:	_____

PC-10722

Present Use of Property

6.2697 acres, more or less

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- 4.) 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.
- 5.) 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.
- 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

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 the Applicant

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.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.

LEGAL DESCRIPTION

3850 S. PROSPECT AVENUE
OKLAHOMA CITY, OK 73129

A tract of land being the South Half of Lot 2 through 20, all of Lot 28 through Lot 47, Block 2, all of Lots 1 through 22, part of Lot 23, part of Lot 25 through 48, Block 3, PASADENA HEIGHTS ADDITION recorded in Book 7 of Plats, Page 20, together with the vacated alley in said Block 2 AND that portion of vacated S.E. 37th Street adjacent to said Blocks 2 and 3 as vacated in the District Court of Oklahoma County by JOURNAL ENTRY OF JUDGEMENT Case No. CJ-81-2448 recorded in Book 5735, Page 1915 and JOURNAL ENTRY OF JUDGEMENT Case No. CV-2021-1566 recorded in Book 14900, Page 81 AND together with the vacated alley in said Block 3 as vacated by DECREE OF VACATION Case No. CD-72-373 recorded in Book 4053, Page 141, all lying in the Southeast Quarter of Section 14, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of Lot 2 in said Block 2;

THENCE South 00°20'00" East, along the east line of said Lot 2, a distance of 70.18 feet to the northeast corner of the South Half of said Lot 2 and the POINT OF BEGINNING;

THENCE continuing South 00°20'00" East, along the east line of said Lot 2, the east line of Lot 2 extended, the east line of Lot 47, Block 2 and the east line of Lot 47 extended, a distance of 255.11 feet;

THENCE North 89°39'16" East a distance of 25.00 feet to a point of intersection with the east line of Lot 1 in said Block 3 extended;

THENCE South 00°20'00" East, along said extended line, the east line of said Lot 1, the east line of said Lot 1 extended and part of the east line of Lot 48 in said Block 3, a distance of 262.37 feet;

THENCE South 89°40'00" West a distance of 577.80 feet;

THENCE North 06°01'21" East a distance of 77.77 feet;

THENCE North 07°43'37" East a distance of 136.87 feet to a point on the west line of Lot 22 in said Block 3;

THENCE North 00°20'00" West, along said west line, a distance of 34.48 feet to the northwest corner of said Lot 22;

THENCE North 31°40'17" East a distance of 47.17 feet to the southwest corner of Lot 28 in said Block 2;

THENCE North 00°20'00" West, along the west line of said Lot 28, a distance of 140.00 feet to the northwest corner of said lot 28;

THENCE North 51°00'25" East a distance of 32.02 feet to the southwest corner of Lot 20 in said Block 2;

THENCE North 00°20'00" West, along the west line of said Lot 20, a distance of 70.23 feet to the northwest corner of the South Half of said Lot 20;

THENCE North 89°40'25" East, along the north line of the South Half of Lot 20 through Lot 2, a distance of 475.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 273,110 square feet or 6.2697 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of South 89°40'00" West along the south line Blocks 1 and 2, PASADENA HEIGHTS ADDITION.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
 Cowan Group Engineering
 7100 N. Classen, Suite 500
 Oklahoma City, OK 73116
 July 12, 2023



20200617010859300
 06/17/2020 09:34:58 AM
 Bk:RE14378 Pg:1359 Pgs:3 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 David B. Hooten

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of June, 2020, between the Board of County Commissioners of the County of Oklahoma, Party of the First Part and OnCue RE, LLC, Party of the Second Part.

WITNESSETH, that the Party of the First Part, for due consideration receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the Party of the Second Part all its right, title, interest and estate, both at law and in equity of, with the exception of mineral interests, in and to the following described real estate situated in Oklahoma County, State of Oklahoma, to-wit:

A Strip, piece or parcel of land lying in Block 2, Pasadena Heights Addition to Oklahoma City as shown by the recorded plat thereof recorded in Book 7 of Plats, Page 21, being a part of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma.

All of Lots 14 and 16 to 18 inclusive, Block 2, Pasadena Heights Addition.

Said described tract of land contains 14,035.00 Sq. Ft. or .3222 Acres more or less.

The North 20.00 Feet of Lot 14 and 16 to 18 inclusive, of Block 2, Pasadena Heights Addition contained in the above description are to be retained as Easement for Highway Purposes.

And;

A Strip, piece or parcel of land lying in Block 2, Pasadena Heights Addition to Oklahoma City as shown by the recorded plat thereof recorded in Book 7 of Plats, Page 21, being a part of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma. And also being all of land described in Report of COMMISSIONERS conveyed to the Board of County Commission of Oklahoma County recorded in Book 1900 Page 365, more particularly as follows:

All of Lots 29 and 30 inclusive, Block 2, Pasadena Heights Addition.

Said described tract of land contains 7000.00 Sq. Ft. or .1607 Acres more or less.

And;

A Strip, piece or parcel of land lying in Block 2, Pasadena Heights Addition to Oklahoma City as shown by the recorded plat thereof recorded in Book 7 of Plats, Page 21, being a part of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma. And also being a part of land described in Warranty Deed conveyed to Oklahoma County in Book 1823 Page 124, more particularly as follows:

All of Lots 24 and 28 inclusive, and Lots 31 to 32 inclusive, Block 2, Pasadena Heights Addition.

Said described tract of land contains 28,408.00 Sq. Ft. or .6522 Acres more or less.

Lots 24, 25, 26 and Lot 27 of Block 2, Pasadena Heights Addition to be retained as Easement for Highway Purposes.

Also:

Beginning at the Southwest Corner of Lot 33, Block 2 of said Pasadena Heights Addition; Thence N 00°00'00" E (North Record) along the west Line of said Lot 33 a distance of 140.00 Feet to the Northwest Corner of said Lot 33; Thence N 89°40'00" E (East Record) along the North Line of Lots 33 and 34 a distance of 50.00 feet to the Northeast Corner of said Lot 34, Thence S 28°58'34" W (S 28°56'35" W Record) a distance of 103.21 feet (102.96 feet Record) to a point on the West Line of Lot 33; Thence S 00°00'00" E (South Record) along said West Line a distance of 30.00 Feet; Thence S 51°32'39" E (S 51°27'06" E Record) a distance of 31.92 Feet (32.02 Feet Record) to the Southeast Corner of said Lot 33; Thence S 89°40'00" W (West Record) along the south line of said Lot 33 a distance of 25.00 Feet to the Southwest Corner of said Lot 33, Block 2 also being said Point of Beginning.

Said described tract of land contains 2500 Sq. Ft. or .0574 Acres more or less.

3/22

And;

A Strip, piece or parcel of land lying in Lots 21 to 24 inclusive, Block 3, Pasadena Heights Addition to Oklahoma City as shown by the recorded plat thereof recorded in Book 7 of Plats, Page 21, being a part of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma. And also being all of land described in WARRANTY DEED conveyed to Oklahoma County in Book 1823, Page 24, more particularly as follows:

Beginning at the Northwest Corner of said Lot 24; Thence N 89°40'00" E (East record) along the North Line of said Block 3 a distance of 105.33 feet (105.50 Feet record) to a point 10.00 Feet West of Northeast Corner of said Lot 21; Thence S 48°37'33" W (S 48°42'10" W record) a distance of 53.30 Feet (53.15 Feet record) to a point on the West Line of said Lot 22, a distance of 35.00 Feet South of the Northwest Corner of said Lot 22; Thence S 28°58'34" W (S 28°56'35" W record) a distance of 51.61 Feet (51.48 Feet record) to a point on the West Line of said Lot 23, a distance of 60.00 Feet North of the Southwest Corner of said Lot 23; Thence S 09°09'12" W (S 09°21'03" W record) a distance of 60.83 Feet to a point on the South Line of Said Lot 24; Thence S 89°40'00" W (West record) along said South Line a distance of 31.70 Feet to the Southwest Corner of said Lot 24; Thence N 00°25'40" E (North record) along the West Line of Said Lot 24 a distance of 140.00 Feet to the Point of Beginning.

Said described tract of land contains 7567.00 Sq. Ft. or .1737 Acres more or less.

The parts of Lots 23 and 24, of Block 3, Pasadena Heights Addition contained in the above description are to be retained as Easement for Highway Purposes.

And;

A Strip, piece or parcel of land lying in Lots 25, Block 3, Pasadena Heights Addition to Oklahoma City as shown by the recorded plat thereof recorded in Book 7 of Plats, Page 21, being a part of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma. And also being all of land described in Warranty Deed conveyed to Oklahoma County in Book 1823, Page 124, more particularly as follows:

Beginning at the Northwest Corner of said Lot 25; Thence N 89°40'00" E (East record) along the North Line of said Lot 25 a distance of 28.39 feet (30.00 Feet record); Thence S 08°18'36" W (S 08°28'27" W record) a distance of 140.52 Feet (141.56 Feet record) to a point on the South Line of said Lot 25; Thence S 89°40'00" W (West record) a distance of 9.12 Feet (10.00 Feet record) to the Southwest Corner of said Lot 25; Thence N 00°25'40" E (North record) along the West Line of Said Lot 25 a distance of 138.94 Feet (140.00 Feet record) to the Point of Beginning.

Said described tract of land contains 2606.00 Sq. Ft. or .0598 Acres more or less.

The part of Lot 25, of Block 3, Pasadena Heights Addition contained in the above description are to be retained as Easement for Highway Purposes.

And;

A Strip, piece or parcel of land lying in Lots 24, Block 6, Pasadena Heights Addition to Oklahoma City as shown by the recorded plat thereof recorded in Book 7 of Plats, Page 21, being a part of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma. And also being all of land described in WARRANTY DEED conveyed to Oklahoma County in Book 1823, Page 124, more particularly as follows:

Beginning at the Northwest Corner of said Lot 24; Thence N 89°40'00" E (East record) along the North Line of said Lot 24 a distance of 10.00 feet; Thence S 04°34'58" W (S 04°30'36" W record) a distance of 138.01 Feet (137.93 Feet record) to the Southwest Corner of said Lot 24; Thence N 00°25'40" E (North record) along the West Line of said Lot 24 a distance of 137.50 Feet to the Point of Beginning.

Said described tract of land contains 687.00 Sq. Ft. or .0158 Acres more or less.

The part of Lot 24, of Block 6, Pasadena Heights Addition contained in the above description are to be retained as Easement for Highway Purposes.

Together with all the improvements thereon and appurtenances thereunto belonging, to have and to hold the above granted premises unto the Party of the Second Part and its assigns forever, excepting easements for highway purposes and mineral interests if any.

2

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1804-0022-108

Handwritten initials

SPECIAL WARRANTY DEED



20180810011095710
08/10/2018 09:45:49 AM
Bk:RE13808 Pg:248 Pgs:4 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

That Jaysiaram Investments, L.L.C., an Oklahoma limited liability company ("Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto OnCue RE, LLC, an Oklahoma limited liability company, ("Grantee"), whose mailing address is 916 N. Main Street, Stillwater, OK 74075, the real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 9th day of August, 2018.

Jaysiaram Investments, L.L.C., an
Oklahoma limited liability company

By: *Sanjay Patel*
Sanjay Patel, Manager

4/19

Exhibit A-Page 1 of 2

Tract 1

The west 1 foot of the south half of Lot 5, and all of the south half of Lots 6 through 10, both inclusive; all of Lots 33 through 43, both inclusive; and the west 1 foot of Lot 44 all in Block 2, Pasadena Heights Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, together with the north half of the vacated alley adjoining said Lots 6 through 10 and the west 1 foot of Lot 5; the south half of the vacated alley adjoining said Lots 33 through 43 and the west 1 foot of Lot 44; and the north half of vacated 37th Street (formerly known as Osborn Avenue) adjoining said Lots 33 through 43 and the west 1 foot of Lot 44; LESS AND EXCEPT a tract of land being a portion of said Lots 33 and 34 conveyed to Oklahoma County for road purposes by Deed recorded in Book 1823, page 124, records of Oklahoma County, Oklahoma together with that portion of the vacated alley and street adjoining said tract.

Exhibit A - Page 2 of 2

3450

TRACTS 2 AND 3 COMBINED DESCRIPTION ✓

All of Lots One (1) through Twenty (20) and part of Lots Twenty-five (25) through Forty-eight (48), all in Block 3, PASADENA HEIGHTS ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma recorded in Book 7 of Plats, Page 20, together with a portion of the vacated alley as vacated by Decree of Vacation Case No. CD-72-373 recorded in Book 4053, Page 141, being more particularly described as follows:

Oklahoma City Planning Commission

BEGINNING at the northeast corner of Lot 1 in said Block 3;

Deed Approval # 25430

THENCE South 00°20'00" East, along the east line of said Block 3, a distance of 170.00 feet;

THENCE South 89°40'00" West, parallel with the north line of said Block 3, a distance of 577.80 feet to a point on the easterly right of way line of Interstate Highway 35 as established by Warranty Deed recorded in Book 6721, Page 349 and Book 6730, Page 1303;

THENCE North 06°01'16" East, along said easterly right of way line, a distance of 77.77 feet to a point on the south line of that certain Warranty Deed to the State of Oklahoma recorded in Book 6730, Page 1304;

THENCE along the south and east line of said Warranty Deed, the following Two (2) courses:

1. North 89°40'00" East a distance of 69.19 feet;
2. North 00°20'00" West a distance of 170.00 feet to a point on the north line of said Block 3;

THENCE North 89°40'00" East, along said north line, a distance of 500.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 129,327 square feet or 2.9689 acres, more or less.

The basis of bearings for these legal descriptions was the Oklahoma State Plane Coordinate System (North Zone) using South 89°40'00" West along the south line Block 2, PASADENA HEIGHTS ADDITION.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street - OKC, OK 73105
July 11, 2018

20180810011095710
Filing Fee: \$19.00
Doc. Stamps: \$5,400.00
08/10/2018 09:45:49 AM
DEED



2

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1304-0023-23

SPECIAL WARRANTY DEED



20180810011095750
08/10/2018 09:45:53 AM
Bk:RE13808 Pg:273 Pgs:3 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

That OnCue RE, LLC, an Oklahoma limited liability company ("Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto OnCue RE, LLC, an Oklahoma limited liability company, ("Grantee"), whose mailing address is 916 N. Main Street, Stillwater, OK 74075, the real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 8 day of August, 2018.

OnCue RE, LLC, an Oklahoma
limited liability company

By: _____


Stephen T. James, CFO

Exempt Documentray Stamp Tax OS Title
68, Article 32 Section 3201.

3/7

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 2nd day of August, 2018, by Stephen T. James, CFO of OnCue RE, LLC, an Oklahoma limited liability company.

Karlarne Harshman
Notary Public

My Commission Expires: 12-12-18
My Commission No: 02018982



Exhibit A

ARCHERY TRACT and POMONA WEST TRACT COMBINED DESCRIPTION

The South Half of Lots 2, 3, 4 AND the South Half of the East 24.0' feet of Lot 5 AND the East 24.0' of Lot 44, all of Lots 45, 46 and 47, Block 2, Pasadena Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, Page 21, together with the vacated alley lying between said Lots and the North Half of vacated S.E. 37th Street lying adjacent to and south of said Lots, as vacated in District Court of Oklahoma County Case No. CJ-81-2448 by Journal Entry of Judgment Vacating Alley and Streets filed February 17, 1988 and recorded in Book 5735, Page 1915.

Said described tract of land contains an area of 24,768 square feet or 0.5686 acres, more or less.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street - OKC, OK 73105
May 30, 2018

Oklahoma City Planning Commission
Deed Approval # 25396

JUL 16 2018

20180810011095750
Filing Fee: \$17.00

08/10/2018 09:45:53 AM
DEED



Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1504-0023-23



20180810011095740
08/10/2018 09:45:52 AM
Bk:RE13808 Pg:270 Pgs:3 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

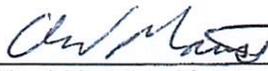
That, Pomona Properties, LLC, an Oklahoma limited liability company, (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto OnCue RE, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 916 N. main Street, Stillwater, OK 74075, the following real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

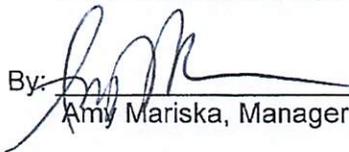
Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and its successors and assigns forever.

Signed and delivered this 6th day of August, 2018.

Pomona Properties, LLC, an
Oklahoma limited liability company

By: 
Chad Mariska, Manager

By: 
Amy Mariska, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) SS.

This instrument was acknowledged before me this 6th day of August, 2018 by Chad Marlska and Amy Marlska, Managers of Pomona Properties, LLC, an Oklahoma limited liability company.

Joetta R. Wilson _____, Notary Public

My Commission No: March 17, 2022

My Commission Expires: 1002232

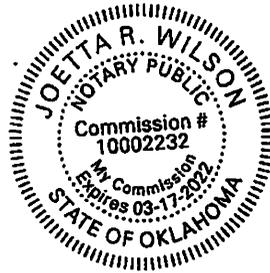


Exhibit A

The east 24.00 feet of Lot 44 and all of Lots 45, 46 and 47, together with the south half of vacated alley adjacent on the north and together with the north half of vacated S.E. 37th Street adjacent on the south, Block 2, Pasadena Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 21.

20180810011095740
Filing Fee: \$17.00
Doc. Stamps: \$474.75
08/10/2018 09:45:52 AM
DEED



Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File #. 1804-0006-23

20180416010499790
DEED 04/16/2018
03:21:03 PM Book:13709
Page:255 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$147.75
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Norman Archery, Inc., an Oklahoma corporation, (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do/does hereby grant, bargain, sell and convey unto OnCue RE, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 916 N Main Street, Stillwater, OK 74075, the following real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and its successors and assigns forever.

Signed and delivered this 11th day of April, 2018.

Norman Archery, Inc., an
Oklahoma corporation

By: _____

Preston Pugh, President

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1804-0006-23

This document was electronically
filed April 16, 2018
in Oklahoma County,
Oklahoma and recorded in
Book 13709, Page 255 by
American Eagle Title Group, L.L.C.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Norman Archery, Inc., an Oklahoma corporation, (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do/does hereby grant, bargain, sell and convey unto OnCue RE, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 916 N Main Street, Stillwater, OK 74075, the following real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

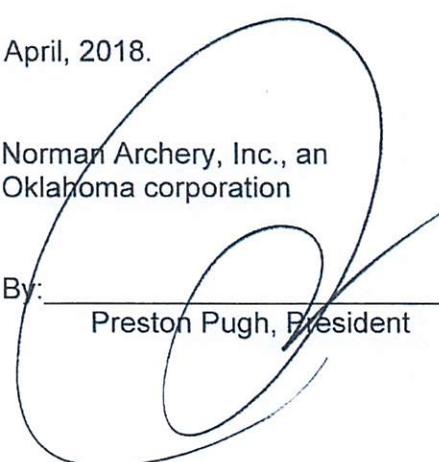
Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and its successors and assigns forever.

Signed and delivered this 11th day of April, 2018.

Norman Archery, Inc., an
Oklahoma corporation

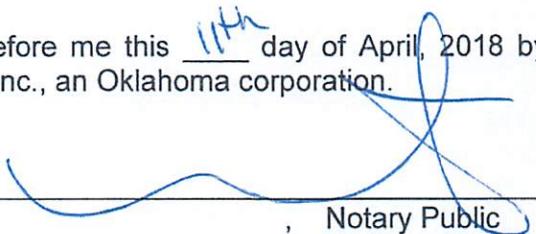
By: _____
Preston Pugh, President



ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) SS.

This instrument was acknowledged before me this 11th day of April, 2018 by Preston Pugh, President of Norman Archery, Inc., an Oklahoma corporation.


_____, Notary Public

My Commission No:

My Commission Expires:



Exhibit A

The south half of Lots 2, 3, 4 & 5, less the west 1 foot of Lot 5, Block 2, Pasadena Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 21, together with the north half of alley adjacent on the south side of said Lots 2, 3, 4 & 5, less the west 1 foot of Lot 5, as vacated in District Court of Oklahoma County Case No. CJ-81-2448 by Journal Entry of Judgment Vacating Alley and Streets filed February 17, 1988 and recorded in Book 5735, page 1915.



20200513010671780
 05/13/2020 01:21:16 PM
 Bk:RE14343 Pg:110 Pgs:2 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 David B. Hooten

AFTER RECORDING RETURN TO:
 Oklahoma Department of Transportation
 Facilities Management Division
 200 N.E. 21st Street; RM: 1-B7
 Oklahoma City, OK 73105-3299

(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

This instrument is exempt from the Documentary Stamp Tax requirements contained in 68 O.S. 2011 § 3201 [68 O.S. 2011 § 3202(11)]
 Project(s): **292(4)** Oklahoma County
 Parcel(s): **4** Page 1 of 2

QUITCLAIM DEED

THIS INDENTURE, made this 20 day of April, 2020, A.D. between the State of Oklahoma, ex rel., Oklahoma Department of Transportation, party of the first part, and **OnCue RE, LLC**, an Oklahoma Limited Liability Company, party of the second part, **WITNESSETH:**

That said party of the first part, in consideration of the sum of **Eighty-one Thousand Four Hundred and No/100 Dollars (\$81,400.00)** and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, except for and subject to any existing utility easements, licenses or permits and subject to the reservations and exceptions made hereinafter, does hereby quitclaim, grant, bargain, sell and convey unto **OnCue RE, LLC**, an Oklahoma Limited Liability Company, Mailing Address: 916 N. Main Street, Stillwater, OK 74075, party of the second part, all its rights, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property, to-wit:

See Exhibit A

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part, their heirs, successors and assigns forever, so that neither it, said the State of Oklahoma, ex rel., Oklahoma Department of Transportation or any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred and said premises shall be subject to the rights of any existing utility easements, licenses or permits which may presently be occupying said right-of-way and reserving and excepting all rights of access from said conveyed premises as set out above.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the said day and year first written above.

APPROVED AS TO FORM AND LEGALITY

Lisa Endres

STATE OF OKLAHOMA, ex rel., DEPARTMENT OF TRANSPORTATION

Timothy A. Tegeler

Timothy A. Tegeler (May 4, 2020)

Lisa Endres
 Chief, Legal & Business Services Division

Timothy A. Tegeler,
 Director of Engineering

State of Oklahoma)
) ss.
 Oklahoma County)

Before me, the undersigned Notary Public in and for this state, on this 4TH day of MAY, 2020, personally appeared Timothy A. Tegeler, to me known to be the Director of Engineering, of the State of Oklahoma, ex rel., Oklahoma Department of Transportation, and the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same in his capacity as Director of Engineering of the State of Oklahoma, ex rel., Oklahoma Department of Transportation, as his free and voluntary act and deed, and as the free and voluntary act and deed as such Director of Engineering of the State of Oklahoma, ex rel., Oklahoma Department of Transportation for the uses and purposes therein set forth.

Witness my hand and seal the day and year above written.

My Commission Expires: 03-23-2024

My Commission No.: 24003334



[Signature]
 Notary Public

2/20

OKLAHOMA COUNTY RECORDS
1000 NORTH MAIN STREET
MIDWINTER, OKLAHOMA 73650
TEL: (405) 325-1234
FAX: (405) 325-1235

(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

Project(s): 292(4)
Parcel(s): 4

Oklahoma County
Page 2 of 2

Exhibit "A"

A strip, piece or parcel of land lying in part of Lots 21, 22, & 23, and part of Lots 26, 27, & 28, Block 3, and the vacated alley lying between said Lots in Block 3, Pasadena Hights Addition, City of Oklahoma City, being part of the NW/4 SE/4 of Section 14, T11N, R3W, in Oklahoma County, Oklahoma. Said Parcel of land being described by metes and bounds as follows:

BEGINNING at the northeast corner of said Lot 21, said point being on the present East right-of-way line of I-35; thence South along the east line of said Lot 21 extended across said vacated alley and along the east line of said Lot 28 a distance of 170.00 feet; thence South 89°40'00" West along said present East right-of-way line and parallel with the north lot line of said Block 3, a distance of 69.19 feet to a point on the new permanent East right-of-way line of I-35; thence North 07°41'30" East along said permanent right-of-way line a distance of 136.49 feet to a point on the west line of said Lot 22; thence North 48°42'10" East along said permanent right-of-way line a distance of 53.15 feet to a point on the north line of said Lot 21; thence North 89°40'00" East along said permanent right-of-way line and along said north lot line, a distance of 10.00 feet to the **POINT OF BEGINNING**

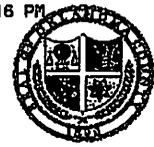
Containing 0.403 acres (17,555 sq. ft.) more or less.

Grantor reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.403 acres, more or less to the lands or rights-of-way covered by the abutting **I-35 LIMITED ACCESS HIGHWAY** on the Western side, except that, Grantee, their successors and assigns shall have the right of ingress and egress onto a frontage road between the above-described property and the **LIMITED ACCESS HIGHWAY**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said County of Oklahoma, this 13th day of May, 2020.

Notary Public for Oklahoma

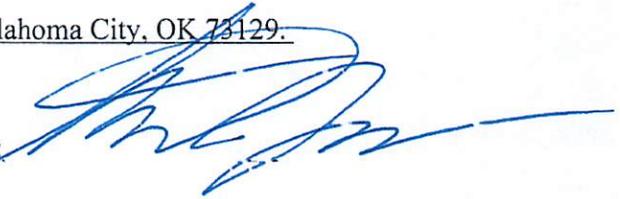
20200513010671780
Filing Fee: \$20.00
05/13/2020 01:21:16 PM
DEED



LETTER OF AUTHORIZATION

OnCue RE, LLC, an Oklahoma limited liability company, (the property owner of record) or (an agent of the property owner of record) authorizes 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 3850 S Prospect Ave, Oklahoma City, OK 73129.

By:



Title: Chief Financial Officer

Date: September 12, 2023

Telephone Company, a Delaware corporation, appears by and through its counsel, J. Tyler Worten. Defendant, AT&T Corp., a New York corporation, appears by and through its counsel, J. Tyler Worten. Defendant, COXCOM, LLC, appears by and through its counsel, Melissa R. Gardner. Other parties appear not.

The Court finds that this proceeding was duly instituted upon the filing on July 1, 2021, of a verified Petition pursuant to 11 O.S.2011, § 42-111, seeking an Order to foreclose the City's absolute right to reopen portions of certain public rights of way shown on the final plat of PASADENA HEIGHTS ADDITION to Oklahoma City, O.T., recorded July 16, 1907, in Book 7 of Plats, Page 21, in the office of the Oklahoma County Clerk ("Pasadena Heights"), and a portion of that certain easement created by an instrument styled "Easement" dated July 19, 1971, and recorded August 27, 1971, in Book 4001, Page 562, all in the office of the Oklahoma County Clerk (collectively referenced herein as the "Public Street, Alley and Easement to be Vacated").

The Court further finds that the Public Street, Alley and Easement to be Vacated are located in Blocks 2 and 3 of Pasadena Heights, and are described on Exhibit A and depicted on Exhibit B, both attached hereto and made a part hereof.

The Court further finds that the City closed the Public Street, Alley and Easement to be Vacated by approval of Ordinance No. 26,777, and that Ordinance No. 26,777 is valid in all respects.

The Court further finds that except as otherwise provided herein the City has no present or future reason to reopen or use the Public Street, Alley and Easement to be Vacated as a public way or easement.

The Court further finds that pursuant to 11 O.S.2011, § 42-113(C), when any public way or easement is vacated the same shall revert to the owners of real estate adjacent to such public

way or easement on each side in proportion to the frontage of the real estate, except in cases where such public way or easement has been taken or appropriated to public use in a different proportion, in which case it shall revert to adjacent lots or real estate in proportion to which it was taken from them or dedicated.

The Court further finds that Petitioner, ONCUE RE, LLC, is the record owner of all of the property abutting the Public Street, Alley and Easement to be Vacated, and the party to whom title to the Public Street, Alley and Easement to be Vacated shall revert upon the grant by this Court of the relief requested herein by the Petitioner.

The Court further finds that service was obtained on all parties required by statute to be served, and that all notices were given as required by law, as more particularly appears from the affidavits on file herein, and the Court approves and confirms such notices.

The Court further finds that the City filed its Answer on August 11, 2021, stating that the City presently has existing 6-inch and 8-inch water lines located within the Public Street, Alley and Easement to be Vacated, and requests the reservation of an easement for its existing 6-inch and 8-inch water lines located within the Public Street, Alley and Easement to be Vacated.

The Court further finds that the City has 6-inch and 8-inch water lines located within the Public Street, Alley and Easement to be Vacated.

The Court further finds that the Defendant, Board of County Commissioners of Oklahoma County, filed its Answer on August 25, 2021, disclaiming any interest in the Public Street, Alley and Easement to be Vacated except as to unpaid ad valorem taxes or special assessments including nuisance abatement taxes.

The Court further finds that Defendant, Oklahoma Gas and Electric Company, filed its Answer on July 8, 2021, stating that it has facilities in place and in use located within the Public

Street, Alley and Easement to be Vacated, and requesting the reservation of an easement for its facilities in place and in use located within the Public Street, Alley and Easement to be Vacated.

The Court further finds that Defendant, Oklahoma Gas and Electric Company, has facilities in place and in use located with the Public Street, Alley and Easement to be Vacated.

The Court further finds that Defendant, Oklahoma Natural Gas Company, a division of ONE Gas, Inc., filed its Request for Reservation on August 3, 2021, stating that it has facilities in place and in use located within the Public Street, Alley and Easement to be Vacated, and requesting the reservation of an easement for its facilities in place and in use located within the Public Street, Alley and Easement to be Vacated.

The Court further finds that Defendant, Oklahoma Natural Gas Company, a division of ONE Gas, Inc., has facilities in place and in use located with the Public Street, Alley and Easement to be Vacated.

The Court further finds that Defendant, Southwestern Bell Telephone Company, filed its Answer and Objection on July 8, 2021, stating that it has facilities in place and in use located within the Public Street, Alley and Easement to be Vacated, and requesting the reservation of an easement for its facilities in place and in use located within the Public Street, Alley and Easement to be Vacated.

The Court further finds that Defendant, Southwestern Bell Telephone Company, has facilities in place and in use located with the Public Street, Alley and Easement to be Vacated.

The Court further finds that Defendant, AT&T Corp. filed its Disclaimer on July 8, 2021, waiving any and all objections to the relief sought by Petitioner in this action.

The Court further finds that Defendant, COXCOM, LLC, filed its Answer on July 16, 2021, stating that it did not have facilities located within the Public Street, Alley and Easement to be Vacated and that it consents to the relief sought by Petitioner.

The Court further finds that Petitioner's Petition included a Certificate of a bonded abstractor attached to it setting forth the names and addresses of all persons required to be notified pursuant to 11 O.S.2001, § 42-111 and 42-112.

The Court further finds that on July 1, 2021, Petitioner mailed by first class mail a copy of the verified Petition and a Notice of Hearing regarding this action to all owners of record of property abutting the Public Street, Alley and Easement to be Vacated and to all other owners of record whose property is located within three hundred (300) feet of the Public Street, Alley and Easement to be Vacated, as shown on the current year's tax rolls in the office of the Oklahoma County Treasurer.

The Court further finds that Petitioner knows of no person, firm or corporation not otherwise required to have been notified of this action who has or claims an interest or rights in the Public Street, Alley and Easement to be Vacated.

The Court further finds that the Notice of Hearing was published in *The Journal Record*, a paper of general circulation in Oklahoma County, Oklahoma, on July 7, 2021.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by this Court that the City's absolute right to reopen the Public Street, Alley and Easement to be Vacated is hereby foreclosed and vacated, and title in complete fee simple title to the Public Street, Alley and Easement to be Vacated shall revert to Petitioner, ONCUE RE, LLC.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by this Court that the City shall retain and continue to have a utility easement for the City's existing water lines located

within the portion of the Public Street, Alley and Easement to be Vacated, together with the right of ingress and egress to maintain the City's water lines; provided, however, such utility easement reserved unto the City by this decree shall continue in full force and effect until a new utility easement accommodating the City's water lines has been granted or dedicated to the City, and Petitioner has caused the City's water lines to be relocated within such new easement. The relocation of the City's water lines shall be in accordance with standard engineering practices approved by the City Engineer for the City. Upon the grant or dedication of such new utility easement, the City shall file a release of the utility easement reserved unto it by this decree.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by this Court that Oklahoma Gas and Electric Company shall retain and continue to have a utility easement and the rights of ingress and egress to continue to enter upon, maintain, operate, upgrade, and reconstruct its utility facilities and continue to operate and provide electric service in, upon, under and across the Public Street, Alley and Easement to be Vacated where Oklahoma Gas and Electric Company has facilities currently located and in use.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by this Court that Defendant, Oklahoma Natural Gas Company, a division of ONE Gas, Inc., shall retain and continue to have an easement and unrestricted ingress and egress within, beneath and across the Public Street, Alley and Easement to be Vacated to continue to enter upon, possess, occupy, maintain, operate, use, repair, upgrade, replace, reconstruct and remove its facilities therein and to continue to operate and provide such services in the performance of its public service undertaking, pursuant to instruments of record, including easements, franchise agreements, etc., filed prior to the commencement of this case. Provided, however, that should Petitioner, its successors, or assigns, as the owners of the property, require the existing facilities of the

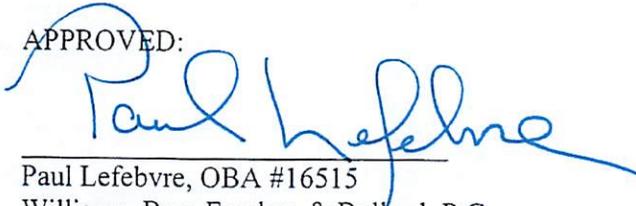
Defendant, Oklahoma Natural Gas Company, a division of ONE Gas, Inc., to be relocated, the same shall be at the sole expense of Petitioner, its successors, or assigns as the owners of the property, and upon the grant and acceptance of a new utility easement acceptable to Oklahoma Natural Gas Company, a division of ONE Gas, Inc., and such relocation of the facilities, a release of the utility easement reserved by this decree shall be executed by Oklahoma Natural Gas Company, a division of ONE Gas, Inc., or its successors or assigns, and recorded with the Oklahoma County Clerk.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by this Court that Southwestern Bell Telephone Company shall retain and continue to have an easement and the rights of ingress and egress to continue to enter upon, maintain, operate, reconstruct and upgrade, to include without limitation, to modernize and expand the capacity of its existing communication and telephone facilities, and the right to continue to operate and provide communication and telephone service in, upon, under and across the Public Street, Alley and Easement to be Vacated to be Vacated; provided, however, the easement reserved unto Southwestern Bell Telephone Company by this decree shall continue in full force and effect until a new easement accommodating such communication and telephone facilities has been granted to Southwestern Bell Telephone Company, and the existing communication and telephone facilities have been, at Petitioners' expense, relocated within such new easement. Upon the grant or dedication of such a new easement, Southwestern Bell Telephone Company shall file a release of the easement reserved unto it by this decree.

Signed this 11 day of Sept 2021.


HONORABLE, RICHARD C. OGDEN
JUDGE OF THE DISTRICT COURT

APPROVED:



Paul Lefebvre, OBA #16515
Williams, Box, Forshee & Bullard, P.C.
522 Colcord Drive
Oklahoma City, OK 73102
Telephone: (405) 516.6934
Facsimile: (405) 236-5814

*Attorney for Petitioner,
ONCUE RE, LLC*

CERTIFIED COPY
AS FILED OF RECORD
IN DISTRICT COURT

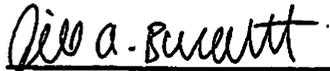
SEP 20 2021

RICK WARREN, CLERK
Oklahoma County



Journal Entry of Judgment
CV-2021-1566

APPROVED:

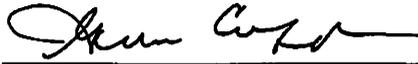


Jill A. Burnett, OBA #22601
Assistant Municipal Counselor
200 N. Walker, Suite 400
Oklahoma City, OK 73102
Telephone (405) 297-2451
Facsimile (405) 297-2323

*Attorney for Defendant,
City of Oklahoma City*

Journal Entry of Judgment
CV-2021-1566

APPROVED:

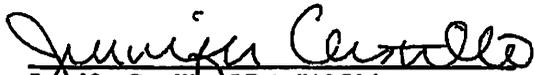


Gretchen Crawford, OBA #14651
Assistant District Attorney
320 Robert S. Kerr, Room 505
Oklahoma City, Ok 73102

*Attorney for Defendant,
The Board of County Commissioners
of Oklahoma County*

Journal Entry of Judgment
CV-2021-1566

APPROVED:

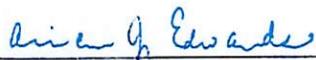


Jennifer Castillo, OBA #19504
Oklahoma Gas and Electric Company
321 N. Harvey
Oklahoma City, Ok 73102

*Attorney for Defendant,
Oklahoma City Gas and Electric Company*

Journal Entry of Judgment
CV-2021-1566

APPROVED:



Alicia Edwards, OBA #21649
GableGotwals
110 N. Elgin Avenue, Suite 200
Tulsa, Oklahoma 74120

*Attorney for Defendant,
Oklahoma Natural Gas Company,
a division of ONE Gas, Inc.*

Journal Entry of Judgment
CV-2021-1566

APPROVED:



J. Tyler Worten, OBA #21415
3711 N. Classen Blvd.
Oklahoma City, OK 73118

*Attorney for Defendant,
Southwestern Bell Telephone Company.*

Journal Entry of Judgment
CV-2021-1566

APPROVED:

Melissa R. Gardner

Melissa R. Gardner, OBA #21673
Phillips Murrah P.C.
Corporate Tower - 13th Floor
101 N. Robinson
Oklahoma City, OK 73102
Attorney for Defendant,
COXCOM, LLC

EXHIBIT A

STREET VACATION DESCRIPTION

Part of S.E. 37th Street lying north of and adjacent to Block Three (3), PASADENA HEIGHTS ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma recorded in Book 7 of Plats, Page 20, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1 of said Block 3, being a point on the south right of way line of S.E. 37th Street as shown on aforesaid plat;

THENCE South 89°40'00" West, along the north line of said Block 3 and said south right of way line, a distance of 550.00 feet to the northwest corner of Lot 22 in said Block 3;

THENCE North 31°40'17" East a distance of 47.17 feet to the southwest corner of Lot 28, Block 2 of said PASADENA HEIGHTS ADDITION, also being a point on the north right of way line of said S.E. 37th Street;

THENCE North 89°40'00" East, along the south line of said Block 2 and said north right of way line, a distance of 125.00 feet to the northwest corner of said S.E. 37th Street now vacated by JOURNAL ENTRY OF JUDGEMENT CASE NO. CJ-81-2448 in the District Court of Oklahoma County, recorded in Book 5735, Page 1915 ("Vacated S.E. 37th Street");

THENCE South 00°20'00" East, along the west line of said "Vacated S.E. 37th Street", a distance of 20.00 feet to the centerline of said S.E. 37th Street as platted;

THENCE North 89°40'00" East, along the centerline of S.E. 37th Street as platted, a distance of 375.00 feet to a point on the east line of Lot 47 extended;

THENCE South 00°20'00" East, along said east line extended, a distance of 5.00 feet to a point on the south line of said "Vacated S.E. 37th Street";

THENCE North 89°40'00" East, along the south line of said "Vacated S.E. 37th Street", a distance of 25.00 feet to the east line of said Block 3 extended;

THENCE South 00°20'00" East, along said extended line, a distance of 15.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 13,376 square feet or 0.3071 acres, more or less.

AND

ALLEY VACATION DESCRIPTION

Part of the east-west alley lying in Block Two (2), PASADENA HEIGHTS ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma recorded in Book 7 of

Plats, Page 20, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 11 in said Block 2, also being a point on the north line of the east-west alley as shown on said plat and the northwest corner of the alley vacated by JOURNAL ENTRY OF JUDGEMENT CASE NO. CJ-81-2448 in the District Court of Oklahoma County, recorded in Book 5735, Page 1915;

THENCE along said vacated alley, the following Three (3) courses:

- 1. South 00°20'00" East a distance of 10.00 feet;**
- 2. South 89°40'00" West a distance of 100.00 feet;**
- 3. South 00°20'00" East a distance of 10.00 feet to the northwest corner of Lot 35 in said Block 2 and a point on the south line of said east-west alley;**

THENCE South 89°40'00" West, along said south line, a distance of 175.00 feet to the northwest corner of Lot 28 in said Block 2;

THENCE North 51°00'25" East a distance of 32.02 feet to the southwest corner of Lot 20 in said Block 2 and a point on the north line of said east-west alley;

THENCE North 89°40'00" East, along said north line, a distance of 250.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 4,250 square feet or 0.0976 acres, more or less.

AND

5' EASEMENT PARTIAL VACATION DESCRIPTION

All that part of the easement in favor of the City of Oklahoma City as described in EASEMENT recorded in Book 4001, Page 562, Oklahoma County records, being the north Five (5) feet of Lots One (1) through Twenty-one (21), Block Three (3), PASADENA HEIGHTS ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma recorded in Book 7 of Plats, Page 20, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1 in said Block 3, being a point on the north line of said easement;

THENCE South 00°20'00" East, along the east line of said Lot 1 and east line of said

easement, a distance of 5.00 feet;

THENCE South 89°40'00" West, along the south line of said easement and parallel with the north line of said Block 3, a distance of 525.00 feet to the southwest corner of said easement, being a point on the east line of said Lot 21;

THENCE North 00°20'00" West, along the west line of said easement and east line of said Lot 21, a distance of 5.00 feet to a point the northwest corner of said easement being the northwest corner of said Lot 21;

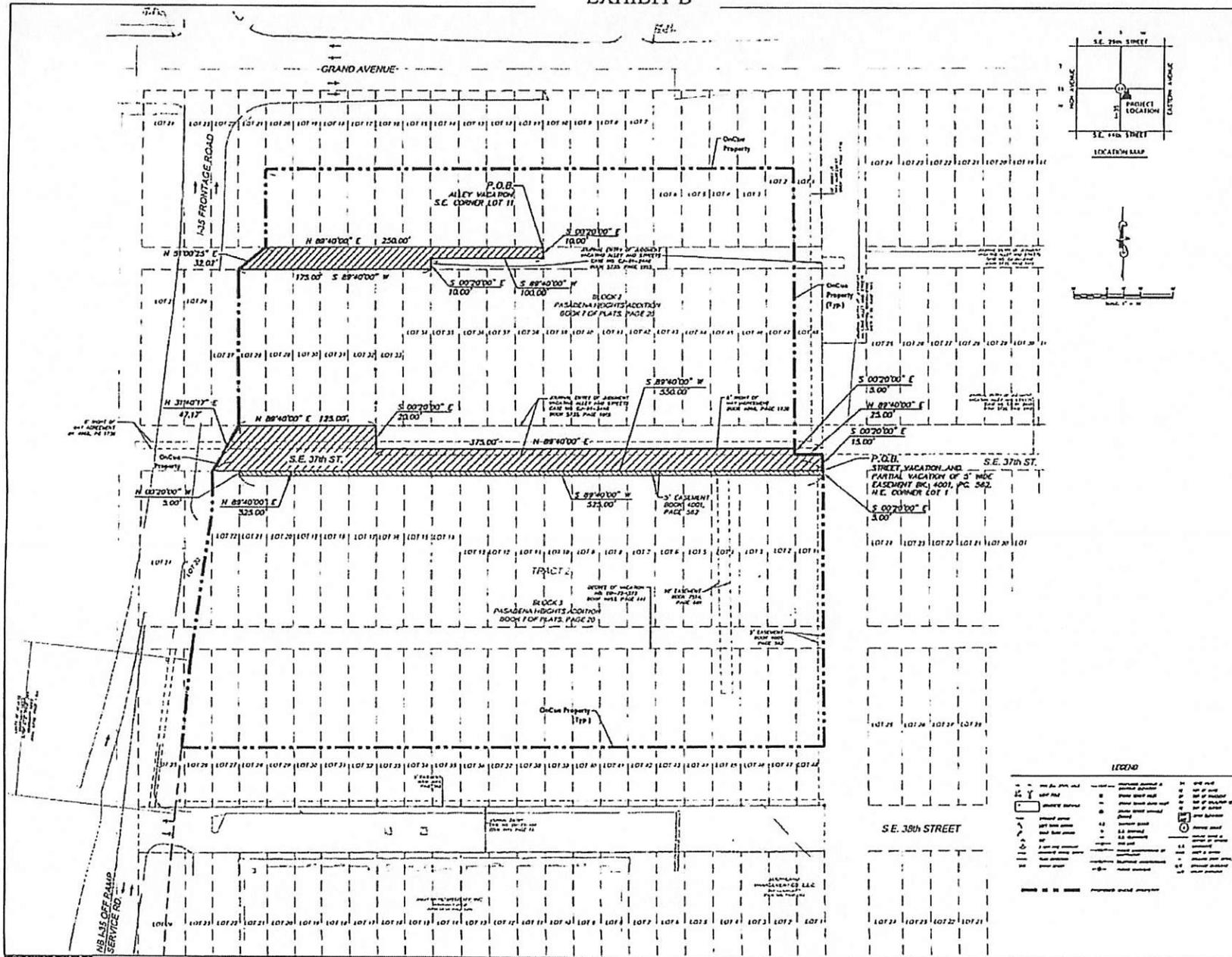
THENCE North 89°40'00" East, along the north line of said easement and north line of said Block 3, a distance of 525.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 2,625 square feet or 0.0603 acres, more or less.

The basis of bearings for these vacation descriptions was the Oklahoma State Plane Coordinate System (North Zone) using South 89°40'00" West along the south line Block 2, PASADENA HEIGHTS ADDITION.

**Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street - OKC, OK 73105
January 18, 2021**

EXHIBIT B



ONCUE #156
 1-23 & S.E. GRAND BLVD.
 OKLAHOMA CITY, OKLAHOMA

SMC
 STATE MAP COMPANY
 1000 N. WEST AVE.
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE: (405) 241-1111
 FAX: (405) 241-1112
 WWW: WWW.STATEMAPCOMPANY.COM
 DATE: 10/11/2011
 SHEET: 01

Certificate of Mailing

This is to certify that on or about the 20th day of September, 2021, a true and correct copy of the above and foregoing Journal Entry of Judgment has been mailed with postage prepaid, to:

Counsel for Defendant, The City of Oklahoma City

Jill A. Burnett, OBA #22601
Assistant Municipal Counselor
200 N. Walker, Suite 400
Oklahoma City, OK 73102
(405) 297-2451
(405) 297-2323 fax
*Attorney for Defendant,
City of Oklahoma City*

Counsel for Defendant, Oklahoma Natural Gas Company, a division of ONE Gas, Inc.

Alicia Edwards, OBA #21649
GableGotwals
110 N. Elgin Avenue, Suite 200
Tulsa, Oklahoma 74120
*Attorney for Defendant,
Oklahoma Natural Gas Company,
A division of ONE Gas, Inc.*

Counsel for Defendant, COXCOM, LLC

Melissa R. Gardner, OBA #21673
Phillips Murrah P.C.
Corporate Tower – 13th Floor
101 N. Robinson Avenue
Oklahoma City, OK 73102
*Attorney for Defendant,
COXCOM, LLC*

Counsel for Defendant, Oklahoma Gas and Electric Company

Jennifer Castillo, OBA #19504
321 N. Harvey
Oklahoma City, OK 73102
Telephone: (405) 553-5310
Facsimile: (405) 553-3103
*Attorney for defendant,
Oklahoma Gas and Electric Company*

Counsel for Defendant, The Board of County Commissioners of Oklahoma County

Gretchen Crawford, OBA #14651
Assistant District Attorney
320 Robert S. Kerr, Room 505
Oklahoma City, OK 73102
*Attorney for Defendant,
The Board of County Commissioners of Oklahoma County*

Counsel for Defendant, Southwestern Bell Telephone Company

J. Tyler Worten, OBA #21415
3711 N. Classen Blvd.
Oklahoma City, OK 73118
*Attorney for Defendant,
Southwestern Bell Telephone Company*

Paul Hefner

THENCE North 00°20'00" West, along the west line of said Lot 20, a distance of 70.23 feet to the northwest corner of the South Half of said Lot 20;

THENCE North 89°40'25" East, along the north line of the South Half of Lot 20 through Lot 2, a distance of 475.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 273,110 square feet or 6.2697 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of South 89°40'00" West along the south line Blocks 1 and 2, PASADENA HEIGHTS ADDITION.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

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.

Dated: September 07, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2834730-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1654	R073403700	ONCUE RE LLC	916 N MAIN ST	STILLWATER	OK	74075	PASADENA HEIGHTS ADD	003	000	PASADENA HEIGHTS ADD BLK 3 ALL OF LOTS 1 THRU 20 & PT OF LOTS 25 THRU 48 & PT OF VACATED ALLEY DESC AS BEG NE/C LOT 1 BLK 3 TH S247.29FT W577.80FT NE77.77FT E69.19FT N170FT E500FT TO BEG CONT 2.97ACRS [129326.90 SQFT] PLUS PT OF BLK 2 BEING W1FT OF S/2 LOT 5 & ALL S/2 OF LOTS 6 THRU 10 & ALL LOTS 33 THRU 43 & W1FT OF LOT 44 EX BEG NW/C LT 33 TH E ALONG N LINE LTS 33 & 34 50FT TO NE/C LT 34 TH SW51.48FT TO A POINT ON W LINE LT 34 TH SW51.48FT TO POINT ON W LINE LT 33 TH N90FT TO BEG PLUS PT VACATED STREETS & ALLEYS ADJ SD PROPERTY PLUS PASADENA HEIGHTS ADD BLK 2 S/2 OF LOTS 2 THRU 4 & S/2 OF E24FT OF LOT 5 PLUS N/2 VACATED ALLEY ADJ ON S PLUS E24FT OF LOT 44 & ALL LOTS 45 THRU 47 PLUS PT VACATED STREETS & ALLEYS ADJ SD PROPERTY PLUS BLK 2 PT OF LOTS 11 12 & 13 DESC BEG SW/C OF LOT 13 TH N7.83FT NE42.57FT NE56.47FT TO E LINE OF LOT 11 W75FT TO BEG PLUS LOTS 14 16 17 & 18 EX N20FT PLUS LOTS 24 THRU 28 & 31 32 SUBJ TO ESMTS FOR HWY PLUS LOTS 29 30 PLUS BEG SW/C LOT 33 BLK 2 TH N140FT E50FT SW103.21FT S30FT SE31.92FT W25FT TO BEG PLUS BEG NW/C LOT 24 BLK 3 TH E105.33FT SW53.30FT SW51.61FT SW60.53FT W31.70FT N140FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BEG NW/C LOT 25 BLK 3 TH E28.39FT SW140.52FT W9.12FT N138.94FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BEG NW/C LOT 24 BLK 6 TH E10FT SW138.01FT N137.50FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BLK 003 PT OF LOTS 21 22 23 & 26 27 28 BEG NE/C LOT 21 TH S170FT W69.19FT NE136.49FT NE53.15FT E10FT TO BEG CONT .21ACRS MORE OR LESS PLUS VAC ST BEG NE/C LOT 1 BLK 3 TH W550FT NE47.17FT E125FT S20FT E375FT SSFT E25FT S15FT TO BEG PLUS VAC ALLEY BEG SE/C LOT 11 BLK 2 S10FT W100FT S10FT W175FT NE32.02FT E250FT TO BEG (SUBJECT PROPERTY CONTAINED WITHIN)	3850 S PROSPECT AVE OKLAHOMA CITY
1653	R144321899	W HARVEY SPARKMAN LLC	PO BOX 96558	OKLAHOMA CITY	OK	73143-6558	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT NE4 SEC 14 11N 3W BEG 1521.8FT W & 2495.31FT S & SWLY ON CURVE 402FT & 51.64FT W OF NE/C NE4 TH N705.20FT W41.09FT S220FT W136.61FT S250.7FT W302.84FT SE280.67FT SE65.74FT E222.04FT TO BEG CONT	0 UNKNOWN OKLAHOMA CITY
1653	R144321385	W HARVEY SPARKMAN LLC	PO BOX 96558	OKLAHOMA CITY	OK	73143-6558	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT NE4 SEC 14 11N 3W BEG 1521.80FT W OF NE/C NE4 TH S1364.37FT W467.15FT N960.99FT E140.80FT NE152.70FT N298.55FT E215.68FT TO BEG CONT 12.44ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD PLUS BEG 1521.80FT W & 1364.37FT S OF NE/C NE4 TH S1140.09FT TO N RW OF GRAND BLVD TH RIGHT ALONG CURVE 402FT W78FT N1169.01FT E467.15FT TO BEG	1609 SE GRAND BLVD OKLAHOMA CITY
1654	R073400800	POMONA PROPERTIES LLC	8811 S YALE AVE STE 400	TULSA	OK	74137	PASADENA HEIGHTS ADD	001	000	PASADENA HEIGHTS ADD BLK 001 000 LOTS 25 26 & 27 PLUS S 1/2 LOT 1 & LOT 48 BLK 2 TOGETHER WITH PTS OF VACATED ALLEY & STREETS ADJ SD PROPERTY	1601 SE 37TH ST OKLAHOMA CITY
1654	R073400900	FLAMING REGINALD E & PAULA J LEWIS REX	14012 SW 37TH PL	CHOCTAW	OK	73020	PASADENA HEIGHTS ADD	001	000	PASADENA HEIGHTS ADD 001 000 LOTS 28 THRU 30	1605 SE 37TH ST OKLAHOMA CITY
1654	R073401000	DENTON TRACY B & KIMBERLY D	4604 N WILLIAM CT	STILLWATER	OK	74075-1630	PASADENA HEIGHTS ADD	001	000	PASADENA HEIGHTS ADD 001 000 LOTS 31 THRU 33	1615 SE 37TH ST OKLAHOMA CITY
1654	R073401090	DELLING NO 2 LLC	1019 E TIMBER RIDGE RD	HARRAH	OK	73045	PASADENA HEIGHTS ADD	001	000	PASADENA HEIGHTS ADD 001 000 LOTS 34 35 & 36	1625 SE 37TH ST OKLAHOMA CITY
1654	R073400600	MARKING PRODUCTS INC	PO BOX 96888	OKLAHOMA CITY	OK	73143-6888	PASADENA HEIGHTS ADD	001	000	PASADENA HEIGHTS ADD 001 000 LOTS 17 THRU 24	1604 SE GRAND BLVD OKLAHOMA CITY
1654	R073400500	OMNI HOLDINGS LLC	PO BOX 892245	OKLAHOMA CITY	OK	73189	PASADENA HEIGHTS ADD	001	000	PASADENA HEIGHTS ADD 001 000 LOTS 15 & 16	1632 SE GRAND BLVD OKLAHOMA CITY

Ownership Report
File #2834730-OK99

Date Prepared: September 12, 2023
Effective Date: September 07, 2023 at 7:30 A.M.

1654	R073402550	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	PASADENA HEIGHTS ADD	002	000	PASADENA HEIGHTS ADD 002 000 LOTS 19 THRU 23-EXEMPT	0 UNKNOWN OKLAHOMA CITY
1654	R073403715	JALIYAN HOSPITALITY INC	3852 S PROSPECT AVE	OKLAHOMA CITY	OK	73129-2909	PASADENA HEIGHTS ADD	003	000	PASADENA HEIGHTS ADD 003 000 ALL OF LOTS 4 THRU 23 PT OF LOT 24 & PT OF VACATED STREED ADJ TO N & N/2 OF VAC ALLEY S IN BLK 6 DESC BEG 300FT S & 75FT W OF NE/C BLK 3 TH S182.50FT W523.82FT NE146.01FT	3852 S PROSPECT AVE OKLAHOMA CITY
1654	R073404800	AJM INVESTMENT HOLDINGS LLC	1404 WESTCHESTER DR	OKLAHOMA CITY	OK	73120	PASADENA HEIGHTS ADD	004	000	PASADENA HEIGHTS ADD 004 000 LOTS 22 THRU 27	1600 SE 37TH ST OKLAHOMA CITY
1654	R073404700	ZAAC INDUSTRIAL LLC	PO BOX 2276	OKLAHOMA CITY	OK	73101-2276	PASADENA HEIGHTS ADD	004	000	PASADENA HEIGHTS ADD 004 000 LOTS 19 THRU 21 & LOTS 28 THRU 32 PLUS N/2 VAC ALLEY ADJ LTS 19-21 ON S & S/2 VAC ALLEY ADJ LTS 28-32 ON N	1610 SE 37TH ST OKLAHOMA CITY
1654	R073404600	ZAAC INDUSTRIAL LLC	PO BOX 2276	OKLAHOMA CITY	OK	73101-2276	PASADENA HEIGHTS ADD	004	000	PASADENA HEIGHTS ADD 004 000 LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
1654	R073404400	ZAAC INDUSTRIAL LLC	PO BOX 2276	OKLAHOMA CITY	OK	73101-2276	PASADENA HEIGHTS ADD	004	000	PASADENA HEIGHTS ADD 004 000 LOTS 13 THRU 16 & LOTS 33 THRU 36 PLUS N/2 VAC ALLEY ADJ LTS 13-16 ON S & S/2 VAC ALLEY ADJ LTS 33-36 ON N	1620 SE 37TH ST OKLAHOMA CITY
1654	R073405510	FIVE STARS GREEN LEAF LLC	1601 SE 39TH ST	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 21 THRU 28	1601 SE 39TH ST OKLAHOMA CITY
1654	R073405501	BRISTOL PROPERTIES INC	817 E 33RD ST	EDMOND	OK	73013	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 5 THRU 20 & LOTS 29 THRU 44	1617 SE 39TH ST OKLAHOMA CITY
1654	R073405510	FIVE STARS GREEN LEAF LLC	1601 SE 39TH ST	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 21 THRU 28	1601 SE 39TH ST OKLAHOMA CITY
1654	R073405501	BRISTOL PROPERTIES INC	817 E 33RD ST	EDMOND	OK	73013	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 5 THRU 20 & LOTS 29 THRU 44	1617 SE 39TH ST OKLAHOMA CITY
1654	R073405625	SOUTH PROSPECT LLC	3916 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129-6903	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 25 THRU 34 PLUS S5FT VAC ALLEY ADJ ON N	3916 S PROSPECT AVE OKLAHOMA CITY
1654	R073405590	SOUTH PROSPECT LLC	3916 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 35 THRU 40 PLUS 1/2 OF VACATED ALLEY ADJ ON N OF SD LOTS CONT .49ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1654	R073405600	SOUTH PROSPECT LLC	3916 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 41 THRU 45 PLUS 5.5FT OF ADJ ALLEY	1537 SE 39TH ST OKLAHOMA CITY
1654	R073405610	SOUTH PROSPECT LLC	3916 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 1 2 3 46 47 & 48 PLUS S20FT VAC 38TH ST ADJ ON N & 10FT VAC ALL BETWEEN LOTS	1545 SE 39TH ST OKLAHOMA CITY
1655	R088540210	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	FOX GARDEN ADDITION	001	000	FOX GARDEN ADDITION 001 000 LOT 8 EX THE FOLLOWING TR DESC AS BEG AT NE/C LOT 8 TH W25.12FT TH SELY ON A CURVE TO RIGHT HAVING A RADIUS OF 25FT A DIS OF 39.39FT TO A PT ON E LINE SD LT 8 TH N25.12FT T	1428 SE 38TH ST OKLAHOMA CITY
1655	R099171200	AUM ENTERPRISES LLC	3809 S I 35	OKLAHOMA CITY	OK	73129	R L ODOMS INDUSTRIAL PARK	000	000	R L ODOMS INDUSTRIAL PARK 000 000 LOTS 3 THRU 7	3809 S I 35 SERVICE RD OKLAHOMA CITY

