

2024021601020359 B: 15677 P: 56
02/16/2024 03:34:06 PM Pgs: 4
Fee: \$24.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



Record & Return to:
American Eagle Title Group
421 NW 13th St., Suite 320
Oklahoma City, OK 73103
File # 2309-0007-050

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

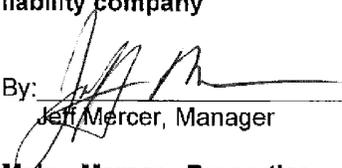
That, CJM2 Properties, LLC, a Texas limited liability company and Main Mercer Properties, LLC, a Texas limited liability company (herein "Grantors"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Ordermatic Business Park, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 2461 N Stemmons Fwy, Dallas, TX, 75207 the following real property and premises situate 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 13 day of February 2024.

CJM2 Properties, LLC, a Texas limited liability company

By: 
Jeff Mercer, Manager

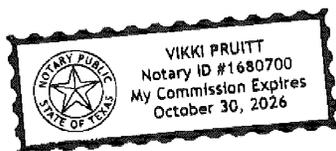
Main Mercer Properties, LLC, a Texas limited liability company

By: 
Jeff Mercer, Manager

ACKNOWLEDGMENT

STATE OF ^{Texas}OKLAHOMA)
COUNTY OF Dallas) SS.

This instrument was acknowledged before me this 13 day of February 2024, by Jeff Mercer, Manager of CJM2 Properties, LLC, a Texas limited liability company.



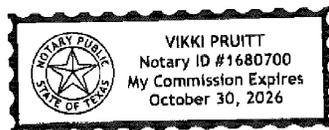


Notary Public

ACKNOWLEDGMENT

STATE OF ^{Texas}OKLAHOMA)
COUNTY OF Dallas) SS.

This instrument was acknowledged before me this 13 day of February 2024, by Jeff Mercer, Manager of Main Mercer Properties, LLC, a Texas limited liability company.





Notary Public

Exhibit A

All of Blocks One (1) and Two (2) of SECOND EAST VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT the North 17 feet of said Block One (1) and LESS AND EXCEPT beginning at the Northwest Corner of said Block One (1);

Thence East along the North line of said Block One (1) a distance of 179.47 feet;

Thence South $63^{\circ}17'01''$ West a distance of 50.49 feet;

Thence South $78^{\circ}33'08''$ West a distance of 94.73 feet;

Thence South $20^{\circ}33'19''$ West a distance of 116.69 feet to a point on the West line of said Block One (1);

Thence North along said West line a distance of 150.00 feet to the point of beginning.

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF Texas)

COUNTY OF Dallas)

ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Jeff Mercer
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Ordermatic Business Park, LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Jeff Mercer
AFFIANT, individually and as authorized agent of the Entity

2/13/24
Date

The foregoing instrument was subscribed and sworn to before me this 13 day of February, 2024, by Jeff Mercer

My Commission Expires: 10/30/26

Vikki Pruitt
NOTARY PUBLIC

My Commission Number: 1680900

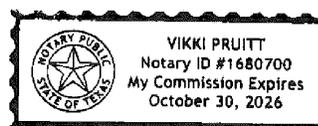


EXHIBIT A

All of Blocks One (1) and Two (2) of Second East View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT the North 17 feet of said Block One (1) and LESS AND EXCEPT beginning at the Northwest Comer of said Block One (1);

Thence East along the North line of said Block One (1) a distance of 179.47 feet;

Thence South $63^{\circ}17'01''$ West a distance of 50.49 feet;

Thence South $78^{\circ}33'08''$ West a distance of 94.73 feet;

Thence South $20^{\circ}33'19''$ West a distance of 116.69 feet to a point on the West line of said Block One (1);

Thence North along said West line a distance of 150.00 feet to the point of beginning.

Oklahoma County Assessor Account#: R146241000

LETTER OF AUTHORIZATION

Ordermatic Business Park, LLC Jeff Meyer, (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 ____

340 Eckron Ave AKA 2700 E. KENO AVENUE, Oklahoma City, OK

By: Jeff Meyer

Title: Manager

Date: 2/29/2024

CERTIFICATE OF BONDED ABTRACTOR

(1400 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 1400 feet in all directions of the following described land:

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6), 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: February 29, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority #
File No. 2859724-OK99

EXHIBIT A

All of Blocks One (1) and Two (2) of Second East View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT the North 17 feet of said Block One (1) and LESS AND EXCEPT beginning at the Northwest Comer of said Block One (1);

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Thence North along said West line a distance of 150.00 feet to the point of beginning.

Oklahoma County Assessor Account#: R146241000

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1601	R146241000	ORDERMATIC BUSINESS PARK LLC		2461 N STEMMONS FWY	DALLAS	TX	75207-2601	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 ALL BLKS 1 & 2 EX BEG NW/C BLK 1 TH E179.47FT SWLY 50.49FT SWLY 94.73FT SWLY 116.69FT N150FT TO BEG SUBJ TO EASEMENTS OF RECORD (SUBJECT PROPERTY)	2700 E RENO AVE OKLAHOMA CITY
1424	R157409460	STATE OF OKLAHOMA	DEPARTMENT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	PAGE ADD NW4 SEC 6 11N 2W	000	000	PAGE ADD NW4 SEC 6 11N 2W 000 000 PT NW4 SEC 6 11N 2W BEG 1371.73FT S & 111.27FT E OF NW/C NW4 TH SE440FT SE62.55FT W177.47FT NW ON A CURVE 303.13FT TH ON A CURVE TO THE LEFT 91.37FT NE31.26FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1424	R157405075	RE911 BRYANT LLC		114 SHORE DR	BURR RIDGE	IL	60527	PAGE ADD NW4 SEC 6 11N 2W	000	000	PAGE ADD NW4 SEC 6 11N 2W 000 000 BEG 600FT S OF NW/C BLK 1 E196FT S252.4FT W196 N252.4FT TO BEG CONT 1.14ACRS MORE OR LESS	321 S BRYANT PL DEL CITY
1424	R157405073	RE911 BRYANT LLC		114 SHORE DR	BURR RIDGE	IL	60527	PAGE ADD NW4 SEC 6 11N 2W	000	000	PAGE ADD NW4 SEC 6 11N 2W 000 000 BEG 443FT S OF NW/C BLK 1 TH E166FT S157FT W166FT N157FT TO BEG	225 S BRYANT PL DEL CITY
1424	R157405785	CSW INVESTORS LLC		PO BOX 720065	OKLAHOMA CITY	OK	73172	PAGE ADD NW4 SEC 6 11N 2W	000	000	PAGE ADD NW4 SEC 6 11N 2W 000 000 PT OF BLK 1 BEG 210FT S OF NW/C TH E196FT S233FT W196FT N233FT TO BEG	215 S BRYANT PL DEL CITY
1424	R157405600	CITIZEN POTAWATOMI NATION		1601 S GORDON COOPER DR	SHAWNEE	OK	74801	PAGE ADD NW4 SEC 6 11N 2W	001	000	PAGE ADD NW4 SEC 6 11N 2W 001 000 PT OF S447.10FT BLK 1 BEG SE/C SD BLK 1 TH W885.33FT NW55.68FT NW262.62FT N195.09FT NW34.70FT E1129.23FT S447.10FT TO BEG	481 S SCOTT ST DEL CITY
1424	R157405750	MALEK JOHN MICHAEL & KRYSZYNA R TRS	MALEK JOHN MICHAEL & KRYSZYNA R FAM TRS	3719 N PORTLAND AVE	OKLAHOMA CITY	OK	73112-2923	PAGE ADD NW4 SEC 6 11N 2W	001	000	PAGE ADD NW4 SEC 6 11N 2W 001 000 PT OF BLK 1 BEG NW/C NW4 SEC 6 11N 2W E196FT S210FT W196FT N210FT TO BEG EX STREETS & EASEMENTS OF RECORD	3000 E RENO AVE DEL CITY
1601	R146244210	TOWNLEY SAM A TRUST	HALL BROOKSIE D TOWNLEY GAYLE TRUST	PO BOX 655	OKLAHOMA CITY	OK	73101-0655	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 PT OF BLK 5 BEG 208FT N & 100FT W OF SE/C BLK 5 TH W154.1FTNLY 83.03FT E151.73FT S83FT TO BEG OR TR 2	704 S TOWNLEY DR OKLAHOMA CITY
1601	R146243990	TOWNLEY SAM A TRUST	HALL BROOKSIE D TOWNLEY GAYLE TRUST	PO BOX 655	OKLAHOMA CITY	OK	73101-0655	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 PT BLK 5 BEG 291FT N & 100FT W OF SE/C W151.75FT N88.53FT E149.22FT S88.50FT TO BEG EX E20FT FOR ALLEY KNOWN AS TR 2	700 S TOWNLEY DR OKLAHOMA CITY
1601	R146244225	TOWNLEY SAM A TRUST	HALL BROOKSIE D TOWNLEY GAYLE TRUST	PO BOX 655	OKLAHOMA CITY	OK	73101-0655	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 PT BLKS 5 & 6 BEG 100FT W OF NE/C BLK 5 TH N41.5FT W147.09FT S76.03FT E149.22FT N34.5FT TO BEG	604 S TOWNLEY DR OKLAHOMA CITY

1601	R146244000	TOWNLEY SAM A TRS	TOWNLEY SAM A LIVING TRUST	715 S GRAND BLVD	OKLAHOMA CITY	OK	73129	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 BLKS 5 & S215FT OF LOT 6 W OF BLVD PLUS PT BLK 3 & PT NE4 SEC 1 11N 3W DESCRIBED AS BEG SE/C OF NE4 TH W1318.4FT N25FT W300FT N739.09FT ELY490.44FT N538.27FT E878.06FT SW44.4FT SE377.5FT S1021.7FT TO BEG	715 S GRAND BLVD OKLAHOMA CITY
1601	R146244010	TOWNLEY SAM A TRUST	HALL BROOKSIE D TOWNLEY GAYLE TRUST	PO BOX 655	OKLAHOMA CITY	OK	73101-0655	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 PT EAST VIEW 2ND BEING THE N215FT OF LOT 6 LYING W OF GRAND BLVD & ALL LOT 7 LYING W OF GRAND BLVD	0 UNKNOWN OKLAHOMA CITY
1601	R146244200	TOWNLEY SAM A TRUST	HALL BROOKSIE D TOWNLEY GAYLE TRUST	PO BOX 655	OKLAHOMA CITY	OK	73101-0655	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 BLKS 5 6 & 7 E OF BLVD LESS 3 TRS	403 ECKROAT ST OKLAHOMA CITY
1601	R146243000	ROJO SOCORRO REYES DE	REYES RODOLFO ROJO	21908 DOUGLAS AVE	EDMOND	OK	73012-3218	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 PT OF BLK 3 & PT NE4 SEC 1 11N 3W BEG 1113.66FT W OF NE/C SE4 NE4 TH W203.25FT S20FT W300FT S534.91FT ELY490.44FT N538.27FT TO BEG	400 S ECKROAT ST OKLAHOMA CITY
1601	R146246100	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 ALL THAT PRT BLK 8 LYING WEST OF GRAND BLVD	0 UNKNOWN OKLAHOMA CITY
1601	R146246000	P & G LLC		5617 WYNSTONE DR	EDMOND	OK	73034-9122	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 ALL THAT PRT BLK 8 LYING EAST OF GRAND BLVD	2645 SE 4TH ST OKLAHOMA CITY
1601	R146247750	P & G LLC		5617 WYNSTONE DR	EDMOND	OK	73034-9122	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 THAT PT OF BLK 9 & 10 LYING E OF GRAND BLVD EX A TRI TR NE/C OF BLK 10 BEING 101.28FT ON THE E SIDE AND RUNNING 88FT ONTHE WLY SIDE	321 S ECKROAT ST OKLAHOMA CITY
1601	R146247755	DEPT OF TRANSPORTATION	STATE OF OKLA	0	Unknown	NO	00000	EAST VIEW 2ND	000	000	EAST VIEW 2ND 000 000 BEG AT SE/C OF BLK 10 TH N101.28FT TO NE/C OF BLK 10 TH SWLY 35FT TH SELY 88.62FT TO PT OF BEG CONT .04ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY
1601	R146241005	DEPT OF TRANSPORTATION	STATE OF OKLA	0	Unknown	NO	00000	EAST VIEW 2ND	001	000	EAST VIEW 2ND 001 000 PT OF BLK 1 BEG AT NW/C OF BLK 1 TH E179.47FT SWLY 50.49FT SWLY 94.73FT SWLY 116.69FT N150FT TO BEG CONT .17ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY
1601	R146241100	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	EAST VIEW 2ND	001	000	EAST VIEW 2ND 001 000 N17FT OF BLK 1 KNOWN AS TRACTS 2 & 3 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1601	R146247500	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	EAST VIEW 2ND	009	000	EAST VIEW 2ND 009 000 THAT PT BLK 9 LYING W OF GRAND BLVD & THAT PT OF BLK 10 LYING W AT GRAND BLVD & SE OF FRISCO RR	0 UNKNOWN OKLAHOMA CITY
1601	R146248000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	EAST VIEW 2ND	010	000	EAST VIEW 2ND 010 000 THAT PT LYING N OF FRISCO EXEMPT EX A TR BEG 351.89FT E OF NW/C NE4 TH E166.44FT LEFT ON CURVE SW 78.32FT SW115.78FT TO N LINE OF RR TH LEFT ON CURVE SW422.71FT N65.98FT NE441.55 TO BEG	0 UNKNOWN OKLAHOMA CITY

1601	R142933020	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT OF NE4 SEC 1 11N 3W BEG AT NE/C OF SE4 OF NE4 TH W235.6FT SWLY 44.4FT SELY 377.5FT N298.3FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
1601	R142931800	GHAZANFARI ALI M & DONNA K		305 TINKER DIAGONAL ST	OKLAHOMA CITY	OK	73129-8239	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEG AT SW/C OF W10ACRS OF LOT 1 OF NE4 TH E343.5FT N376.81FT W343.5FT S376.81FT TO BEG	312 S ECKROAT ST OKLAHOMA CITY
1601	R142930900	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEG 376.81FT N OF SW/C OF W10ACRS OF LOT1 TH N126.81FT E171.1FT S126.81FT W171.1FT TO BEG	300 S ECKROAT ST OKLAHOMA CITY
1601	R142932700	RED BUD LANDING LLC		15954 JACKSON CREEK PKWY	MONUMENT CO	CO	80132-8532	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W A TR IN E 30ACRS OF GOV LOT 1 DESC AS BEG 33FT W OF SE/C OF SD GOV LOT 1 TH W941.83FT N671.36FT SE213.40FT SE126.60FT RIGHT ON CURVE SE41.10FT SW6FT RIGHT ON CURVE SE90.10FT SE584.20FT SE15.44FT SW20FT SE126.90FT S12.32FT TO BEG	401 TINKER DIAGONAL ST OKLAHOMA CITY
1601	R142931200	STATE OF OKLAHOMA	DEPARTMENT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEG 50FT S OF NW/C NE4 NE4 TH S350FT E100FT N240FT E43.50FT N55.40FT NW25.70FT TH NW ON A CURVE 58.89FT W87.32FT TO BEG PLUS BEG 400FT S & 100FT E & 107FT N OFNW/C NE4 NE4 TH E43.50FT N133FT W43.50FT S133FT TO BEG PLUSBEG 400FT S & 100FT E OF NW/C NE4 NE4 TH E143.50FT N55.72FTNW259.45FT S188.40FT W43.50FT S107FT TO BEG PLUS .24ACRS ADJ H/W R/W ON S LYING WITHIN THE E29ACRS OF LT 1 LYING S OF H/W	0 UNKNOWN OKLAHOMA CITY
1601	R142932100	STATE OF OKLAHOMA	DEPT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEG 400FT S & 100FT E OF NW/C NE4 NE4 TH SELY ON A CURVE TO THE LEFT 313.85FT N84.08FT TH NWLY ON ACURVE TO THE RIGHT 159.49FT NW33.30FT S55.72FT W143.50FT TOBEG	0 UNKNOWN OKLAHOMA CITY
1601	R142932300	GHAZANFARI ALI M		305 TINKER DIAGONAL ST	OKLAHOMA CITY	OK	73129-8239	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEING PT OF W10ACRS OF GOVT LOT 1 BEG 503.62FT N OF SW/C GOVT LT 1 TH E171.75FT S126.81FT E171.75FTN286.39FT TO SWLY R/W OF TINKER DIAGONAL H/W TH NELY ON A CURVE 322.60FT W100FT S363.88FT TO BEG	305 TINKER DIAGONAL ST OKLAHOMA CITY

1601	R142932720	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT OF NE4 SEC 1 11N 3W BEG 33FT S & 33FT W OF NE/C OF NE4 OR LOT 1 TH W373.8FT S17FT WLY 200FT SWLY 78.5FT SWLY 89.8FT SWLY & SELY ALONG R/W 156.5FT SELY 750.8FT N830.4FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1602	R142930420	ALLIANCE BLUEGRASS INDUSTRIAL	PARK LLC	PO BOX 7	HENDERSON	KY	42419-0007	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT SE4 SEC 1 11N 3W N500FT OF SE4 LYING E OF GRAND BLVD BEG NE/C SE4 TH S500.03FT W1948.40FT RIGHT ALONG CURVE 505.19FT E2012.84FT TO BEG SUBJ TO ESMTS OF RECORD CONT 22.78ACRS MORE OR LESS EX BEG 1331.70FT W OF NE/C SE4 TH S500FT W610FT RIGHT ON CURVE 505.19FT E681.14FT TO BE	900 E GRAND BLVD OKLAHOMA CITY
1602	R142930425	SCOTT OKLAHOMA PLANT LLC	C/O SCOTT MILLER	PO BOX 7	HENDERSON	KY	42420	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT SE4 SEC 1 11N 3W BEG 1331.70FT W OF NE/C SE4 TH S500FT W610FT RIGHT ON CURVE 505.19FT E681.14FT TO BEG CONT 7.45ACRS MORE OR LESS	900 E GRAND BLVD OKLAHOMA CITY
1604	R146592000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SILVERWOOD 2ND	000	000	SILVERWOOD 2ND ALL THAT PART OF NW/4 LYING N OF RR EXCEPT THE FOLLOWING;GOV LOTS 6 & 8 PLUS PT OT BLKS 1 2 & 3 BEG 40FT E & 80FT S OF NW/C NW/4 SEC 1 11N 3W TH NELY 42.99FT E255.05FT SELY104.4FT E200FT SELY 194.38FT SELY 182.15FT SWLY 158FT W 263.94FT SWLY53.49FT WLY 80.15FT NWLY 22.36FT W320FT NWLY 83.52FT N30FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 266.72FT S OF NE/C NW4 TH S65.98FT LEFT ON CURVE SW359.66FT RIGHT ON CURVE NW49.99FT RIGHT ON CURVE NE77.25FT NE357.07FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1604	R146580900	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SILVERWOOD ADDITION	000	000	SILVERWOOD ADDITION 000 000 PT BLK 1 & 2 BEG SE/C BLK 1 TH W988.2FT NELY 650FT S134FT E350FT N414.2FT TO POINT ON S LINE OF FRISCO RR TH NELY TO NE/C S757.7FT TO BEG & ALL BLKS 3 4 5 7 8 & 9 PLUS A TR 40FT WIDE ALONG NW SIDE BLK 7 & PT BLK 11 BEG 798FT N OF SE/C N TO S LINE OF FRISCO RR SWLY TO INTER OF W LINE BLK 11 TH S14FT E259FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1604	R146580755	BUMONE LLC		PO BOX 2433	OKLAHOMA CITY	OK	73101	SILVERWOOD ADDITION	000	000	SILVERWOOD ADDITION PT BLK 1 BEG 267FT N OF SW/C TH N264FT TO S LINE RR NE281.20FT S413.46FT W226FT TO BEG PLUS PT OF BLK 2 BEG 267FT N OF SE/C W124FT N134FT TO S LINE OFR/R NELY TO NE/C S TO BEG	0 UNKNOWN OKLAHOMA CITY

1604	R142934200	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT OF NW4 SEC 1 11N 3W BEG 1080.45FT S & 145FT E OF NW/C NW4 TH NE1242.21FT LEFT ON CURVE NE932.79FT TO PT S R/W LINE OF RENO AVE TH LEFT ON CURVE SE142.77FT TO N R/W LINE OF RR TH LEFT ON CURVE SW286.81FT SW2572.02FT TO E R/W LINE OF EASTERN AVE N1203.08FT TO BEG CONT 29.08ACRS MORE OR LESS EX A TR BEG 332.70FT S & 359.66FT SW ON CURVE OF NE/C NW4 TH LEFT ON CURVE SW190.01FT SW363.80FT NW22.1FT NE243.40FT SE25FT NE42.48FT RIGHT ON CURVE NE232.59FT SE49.99FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1604	R142934500	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 LOT 8 IN NW4 EXEMPT PT OF SEC 1 11N 3W	0 UNKNOWN OKLAHOMA CITY
2523	R154037000	CSD REAL ESTATE LLC		PO BOX 55551	DEL CITY	OK	73155	UNPLTD PT SEC 31 12N 2W	000	000	UNPLTD PT SW4 SEC 31 12N 2W BEG 33FT N OF SW/C SW4 TH E292.6FT N375.1FT TO SLY R/W RR TH SWLY TO W LINE OF SEC S374FT TO BEG	3101 E RENO AVE DEL CITY
2742	R168662025	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	OKLAHOMA TOWNSHIP	000	000	OKLAHOMA TOWNSHIP 000 000 PT SE4 SEC 36 12N 3W BEING SE4 EX BEG 110FT S OF NW/C SE4 TH E185.05FT TH ON CURVE TO RIGHT 366.57FT TH N312.45FT TO BEG & EX A TR BEG 2098.54FT W OF SE/C SE4 TH W166.44FT NE54.33FT NELY ON A CURVE RIGHT 343.16FT NELY425.12FT NELY ON A CURVE RIGHT 625.10FT NELY965.04FT NW50FT NELY209.94FT NELY ALONG A CURVE LEFT 46.59FT S226.98FT SWLY150.32FT NW50FT SWLY965.04FT SWLY ALONG A CURVE LEFT 614.29FT SWLY425.12FT SWLY ON A CURVE LEFT 258.91FT TO BEG	0 UNKNOWN UNINCORPORATED
2742	R133621028	BNSF RAILWAY COMPANY		2500 LOU MENK DR	FORT WORTH	TX	76131-2828	UNPLTD PT SEC 36 12N 3W	000	000	UNPLTD PT SEC 36 12N 3W 000 000 PT SE4 SEC 36 12N 3W BEG 2098.54FT W OF SE/C SE4 TH W166.44FT NE54.33FT NELY ON A CURVE RIGHT 343.16FT NELY425.12FT NELY ON A CURVE RIGHT 625.10FT NELY965.04FT NW50FT NELY209.94FT NELY ALONG A CURVE LEFT 46.59FT S226.98FT SWLY150.32FT NW50FT SWLY965.04FT SWLY ALONG A CURVE LEFT 614.29FT SWLY425.12FT SWLY ON A CURVE LEFT 258.91FT TO BEG	UNKNOWN

OWNERSHIP REPORT
 ORDER 2859724-OK99

DATE PREPARED: MARCH 11, 2024
 EFFECTIVE DATE: FEBRUARY 29, 2024 AT 7:30 AM

2743	R133624025	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 36 12N 3W	000	000	UNPLTD PT SEC 36 12N 3W 000 000 PT SW4 SEC 36 12N 3W BEING TRI TR CONT 1.24ACR 551.5FT ON ELY SIDE ADJ BY PRESENT E BYPASS & 248.96FT ON S ADJ BY E RENO AVE & 708.16FT ON NWLY SIDE BEING A CURVE	0 UNKNOWN OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

340 Eckroat St.

March 14, 2024

PREPARED FOR:

Ordermatic Business Park, LLC
2461 N. Stemmons Fwy
Dallas, Texas 75207
214-680-7010
jmercerc@mercerc-company.com

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@wbflaw.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK & LOT REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 2700 E. Reno Ave, consisting of 8.14 acres, is located within the Northeast Quarter (NE/4) of Section 1, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Ordermatic Business Park, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for I-1 and I-2 Districts. Surrounding properties are zoned and used for:

- North: I-40 and I-35 Interchange.
- East: I-1, R-1, and PUD-842 Districts and used for outdoor storage.
- South: I-1 District and used for outdoor storage.
- West: R-1 District and used for residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently used for an industrial development.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to allow for multiple tracts.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Reno Ave. The nearest street to the east is Tinker Diagonal St. The nearest street to the south is SE 4th St. The nearest street to the west is S. Eckroat St.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services are provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services are provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 6 located at 21 N. Lincoln Blvd. It is approximately 2.5 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Medium Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the I-2 District shall govern this PUD, except as herein modified.

All of the uses permitted within I-2 shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, façade regulations shall be in accordance with the base zoning district.

9.2 LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, landscaping regulations shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, lighting regulations shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, screening regulations shall be in accordance with the base zoning district.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

There may be access from SE 4th St., S. Eckroat St., and Reno Ave. Shared access shall be permitted in lieu of platting.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

The existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, height regulations shall be in accordance with the base zoning district.

9.14 SETBACK & LOT REGULATIONS

Existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements shall be in accordance with the base zoning district.

Frontage shall not be required within this PUD. The subject property may be divided into eight (8) lots.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

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.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

EXHIBIT A

All of Blocks One (1) and Two (2) of Second East View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT the North 17 feet of said Block One (1) and LESS AND EXCEPT beginning at the Northwest Comer of said Block One (1);

Thence East along the North line of said Block One (1) a distance of 179.47 feet;

Thence South $63^{\circ}17'01''$ West a distance of 50.49 feet;

Thence South $78^{\circ}33'08''$ West a distance of 94.73 feet;

Thence South $20^{\circ}33'19''$ West a distance of 116.69 feet to a point on the West line of said Block One (1);

Thence North along said West line a distance of 150.00 feet to the point of beginning.

Oklahoma County Assessor Account#: R146241000



X

BLD 2

BLD 1

BLD 1

BLD 4

BLD 5

BLD 7

BLD 6

BLD 10

BLD 8

BLD 9

BLD

11

E Grand Blvd

S Eckroat St

S Eckroat St

S Eckroat St

S Eckroat St

Tinker Diagonal St

Exhibit C

