



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 SPECIAL PERMIT

Staff Use Only:	592
Case No.: SP	_____
File Date:	11-20-24
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	I-3
Overlay:	_____

E. Reno Ave. & N. Bath Ave. _____

Project Name

1501 E. Reno Ave. & 1315 E. Reno Ave. _____

Address / Location of Property

8350.13 _____

Proposed Use

Special Permit to allow scrap operation. _____

Purpose Statement (provide attachment if necessary)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Special Permit 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 (600-foot for drinking establishments) area of the property to be considered. 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 (or 600-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.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

 Name

 Mailing Address

 City, State, Zip Code

 Phone

 Email

 Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of the Applicant

 Applicant's Name (please print)

522 Colcord Dr.

 Applicant's Mailing Address

Oklahoma City, OK 73102

 City, State, Zip Code

405-232-0080

 Phone

esilberg@wfbflaw.com; kturner@wfbflaw.com; dmbox@wfbflaw.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.

3

20171115011616790
DEED 11/15/2017
03:34:08 PM Book:13593
Page:705 PageCount:7
Filing Fee:\$25.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

AFTER RECORDING RETURN TO:

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1709-0004-23

(This space reserved for recording
information)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **STANDARD IRON & METAL CO., LLC**, an Oklahoma limited liability company (herein called the "**Grantor**"), successor-by-conversion to Standard Iron & Metal Co., Inc., an Oklahoma corporation, having an address of 1501 East Reno Avenue, Oklahoma City, OK 73117, in consideration of the sum of Ten & No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **1501 EAST RENO, LLC**, an Oklahoma limited liability company, having an address of P.O. Box 302, Oklahoma City, OK 73101 (herein called the "**Grantee**"), all of the following described real property and premises located in Oklahoma County, Oklahoma, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein,

together with any and all improvements thereon and appurtenances thereunto belonging, and warrants the title to the same 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 the Grantor, but not otherwise, LESS AND EXCEPT all interests in and to the oil, gas, casinghead gas and other gaseous or liquid hydrocarbons or substances produced therewith, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" attached hereto which have been previously reserved or conveyed of record, and all rights, interests and estates of whatsoever nature incidental thereto or arising thereunder.

TO HAVE AND TO HOLD the above-described real property and premises unto the Grantee, its personal representatives, heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the Grantor, but not otherwise, SUBJECT TO the matters described on Exhibit "B" attached hereto and incorporated herein.

**NOT SUBJECT TO DOCUMENTARY STAMP TAX
AS NOT BEING REALTY SOLD PURSUANT TO
68 O.S. 2011, § 3201.**

[Signature appears on following page]

EXHIBIT A

Property Description

Tract 4

Parcel 1

An irregular shaped tract or parcel of land situated in the southwest quarter of Section 35, Township 12 North, Range 3 West, at Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

Commencing at the point of intersection of the center line of East Avenue and the center line of Reno Avenue, said point being the southeast corner of said Section 35;

Thence Westerly along the centerline of Reno Avenue, the same being the south line of said Section 35 for a distance of 2666.5 feet to the intersection of the centerline of said Section 35;

Thence deflecting an angle of $88^{\circ}56'$ to the right, Northerly, along the centerline of said Section 35 a distance of 1063.0 feet to an angle point, said point being the point of beginning, the same being the most northeasterly corner of a 41.42 acre tract of land conveyed to Sam Skalovsky and R.M. Akers by said Railroad Company;

Thence deflecting an angle of 90° to the left, Westerly, a distance of 104.20 feet to an angle point;

Thence deflecting an angle of $45^{\circ}20'$ to the right, Northwesterly, a distance of 154.59 feet to an angle point;

Thence deflecting an angle of $43^{\circ}52'$ to the left, Westerly, a distance of 338.68 feet to an angle point;

Thence deflecting an angle of $90^{\circ}00'$ to the right, Northeasterly, a distance of 224.39 feet to an angle point;

Thence deflecting an angle of $84^{\circ}59'$ to the right, Northeasterly, a distance of 546.75 feet to an angle point, said point being in the half section line of said Section 35;

Thence deflecting an angle of $93^{\circ}33'$ to the right, along said half section line a distance of 376.60 feet to the point of beginning.

Parcel 2

A part of the southwest quarter of Section 35, Township 12 North, Range 3 West of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the southeast corner of said Section 35;

Thence North 88°48'28" West along the south line of said Section 35 a distance of 2666.5 feet to the southeast corner of said southwest quarter;

Thence North 0°07'32" East along the east line of said southwest quarter a distance of 1439.60 feet;

Thence South 86°34'32" West a distance of 546.75 feet, said point being the point of beginning of the tract of land herein described;

Thence South 1°35'32" West a distance of 224.39 feet;

Thence North 88°24'28" West a distance of 400.00 feet;

Thence North 1°35'32" East a distance of 108.64 feet to a point on an 8°21' curve to the right with a radius of 686.27 feet and a central angle of 28°00';

Thence along said curve a distance of 335.37 feet to the point of tangency;

Thence North 86°34'32" East a distance of 86.40 feet to the point or place of beginning.

Parcel 3

A part of the southwest quarter of Section 35, Township 12 North, Range 3 West of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the southeast corner of said southwest quarter;

Thence North 0°07'32" East a distance of 1439.00 feet;

Thence South 86°34'32" West a distance of 633.13 feet;

Thence along a curve to the left with a radius of 686.27 feet, a distance of 335.37 feet to the point of beginning;

Thence along a curve to the left with a radius of 686.27 feet, a distance of 74.26 feet;

Thence South 53°22'32" West a distance of 31.52 feet;

Thence South 0°12'32" West a distance of 169.14 feet;

Thence North 53°22'32" East a distance of 28.97 feet;

Thence along a curve to the right with a radius of 458.59 feet, a distance of 305.88 feet;

Thence North 88°48'28" West a distance of 235.17 feet;

Thence North $1^{\circ}35'32''$ East a distance of 108.64 feet, to the point of beginning.

Parcel 4

A part of the southwest quarter of Section 35, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at a point 1074.64 feet West and 1020.71 feet North of the southeast corner of said southwest quarter;

Thence North $53^{\circ}15'$ East a distance of 90.14 feet;

Thence on a curve to the right having a radius of 458.59 feet a distance of 305.73 feet;

Thence South $89^{\circ}36'$ East a distance of 412.63 feet;

Thence South 240.67 feet;

Thence West 749.68 feet;

Thence North to the point of beginning.

Parcel 5

A tract of land being a part of the south half of the southwest quarter of Section 35, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at a point 2,666.5 feet West of the southeast corner of Section 35;

Thence North $1^{\circ}04'$ West a distance of 684.12 feet to the point or place of beginning;

Thence West a distance of 312.33 feet;

Thence North a distance of 454.41 feet;

Thence South $89^{\circ}36'$ East a distance of 90.88 feet;

Thence South $45^{\circ}44'$ East a distance of 154.59 feet;

Thence North $88^{\circ}56'$ East a distance of 104.20 feet;

Thence South $1^{\circ}04'$ East a distance of 347.87 feet to the point or place of beginning.

Parcel 6

Part of the southwest quarter of Section 35, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 2666.5 feet West and 33 feet North of the southeast corner of Section 35;

Thence West 324.96 feet;

Thence North 684 feet;

Thence East 312.25 feet;

Thence South $1^{\circ}04'$ East 684.12 feet to the point or place of beginning.

EXHIBIT B

Exceptions to Warranty of Title

1. Ad valorem taxes for 2017 and subsequent years, not yet due and payable.
2. All easements, right-of-way, restrictions and other rights, interests and exceptions of record.
3. All matters that would be shown by a correct survey of the property.



②

20171115011616780
DEED 11/15/2017
03:34:06 PM Book:13593
Page:699 PageCount:6
Filing Fee:\$23.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

AFTER RECORDING RETURN TO:

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1709-0004-23

(This space reserved for recording
information)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **STANDARD IRON & METAL CO., LLC**, an Oklahoma limited liability company (herein called the "**Grantor**"), successor-by-conversion to Standard Iron & Metal Co., Inc., an Oklahoma corporation, also known as Standard Iron and Metal Company, having an address of 1501 East Reno Avenue, Oklahoma City, OK 73117, in consideration of the sum of Ten & No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **STANDARD REAL ESTATE HOLDINGS, LLC**, an Oklahoma limited liability company, having an address of P.O. Box 302, Oklahoma City, OK 73101 (herein called the "**Grantee**"), all of the following described real property and premises located in Oklahoma County, Oklahoma, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein,

together with any and all improvements thereon and appurtenances thereunto belonging, and warrants the title to the same 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 the Grantor, but not otherwise, LESS AND EXCEPT all interests in and to the oil, gas, casinghead gas and other gaseous or liquid hydrocarbons or substances produced therewith, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" attached hereto which have been previously reserved or conveyed of record, and all rights, interests and estates of whatsoever nature incidental thereto or arising thereunder.

TO HAVE AND TO HOLD the above-described real property and premises unto the Grantee, its personal representatives, heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the Grantor, but not otherwise, SUBJECT TO the matters described on Exhibit "B" attached hereto and incorporated herein.

**NOT SUBJECT TO DOCUMENTARY STAMP TAX
AS NOT BEING REALTY SOLD PURSUANT TO
68 O.S. 2011, § 3201.**

EXHIBIT A

Property Description

Tract 2

The north 380 feet of the east half of Lot or Block 5, Rosedale Addition to Oklahoma City, Oklahoma County, State of Oklahoma, according to the plat recorded in Book 6 of Plats, page 49.

And

All of Lot 9 and all that part of Lot 10 lying west of a line described as follows: Beginning at a point on the north line of Lot 10 which is 100 feet East of the northwest corner of said Lot 10;

Thence in a Southerly direction to a point on the south line of said Lot 10 which is 164 feet east of the southwest corner of said Lot 10 of the Supplemental Plat of Rosedale Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 42.

And

All that part of Woodlawn and Moreland Avenues, now known as Prospect Avenue, vacated by Decree of Partial Vacation of Plats in District Court of Oklahoma County Case No. 141117, filed January 6, 1977 and recorded in Book 4338, page 1355, described as follows:

Beginning at the northeast corner of Lot 5 Rosedale Addition;

Thence South along the east line of said Lot 5 or Block 5 of Rosedale Addition 380 feet;

Thence East 57 feet to the west line of Lot 13 Supplemental Plat of Rosedale;

Thence North along the west line of Lots 13 and 9 Supplemental Plat of Rosedale 380 feet to the northwest corner of Lot 9 Supplemental Plat of Rosedale;

Thence West 57 feet to the point of beginning.

Less and except the following conveyed to the State of Oklahoma, acting by and through the Department of Transportation by Warranty Deed recorded in Book 6305, page 2290:

A parcel or tract of land in the northeast quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the northwest corner of said northeast quarter;

Thence S00°06'35.5"W a distance of 412.46 feet along the west line of said northeast quarter to the point or place of beginning, said point being on the north right-of-way line of I-40;

Thence S89°07'45"E a distance of 27.0 feet along said north right-of-way;

Thence N00°06'35.5"E a distance of 30.95 feet;

Thence N89°06'51.6"W a distance of 27.00 feet to a point on the west line of said northeast quarter;

Thence along said west line S00°06'35.5"W a distance of 30.95 feet, more or less, to the point or place of beginning.

Less and except the following conveyed to the State of Oklahoma, acting by and through the Department of Transportation by Warranty Deed recorded in Book 6305, page 2292:

A parcel or tract of land in the northwest quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the northeast corner of said northwest quarter;

Thence S00°06'35.5"W a distance of 412.46 feet along the east line of said northwest quarter to the point or place of beginning, said point being on the north right-of-way line of I-40;

Thence N89°07'45"W a distance of 33.00 feet along said north right-of-way line;

Thence N00°06'35.5"E a distance of 30.95 feet;

Thence S89°07'45"E a distance of 33.00 feet to a point on the east line of said northwest quarter;

Thence along said east line S00°06'35.5"W a distance of 30.95 feet, more or less, to the point or place of beginning.

Less and except the following conveyed to the State of Oklahoma, acting by and through the Department of Transportation by Warranty Deed recorded in Book 6305, page 2294:

A parcel or tract of land in the northwest quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the northeast corner of said northwest quarter;

Thence S00°06'35.5"W a distance of 412.46 feet along the east line of said northwest quarter to a point on the north right-of-way line of I-40;

Thence along said north right-of-way line N89°07'45"W a distance of 33.00 feet to the point or place of beginning;

Thence continuing along said north right-of-way line N89°07'45"W a distance of 135.59 feet;

Thence N00°06'35.5"E a distance of 30.95 feet;

Thence S89°07'45"E a distance of 135.59 feet;

Thence S00°06'35.5"W a distance of 30.95 feet, more or less, to the point or place of beginning.

And

Tract 1

A tract of land being a part of the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, Oklahoma, more particularly described as follows: Commencing at a point 324.64 feet West of the Southeast corner of the Southwest Quarter (SW/4) of said Section 35; thence North 01° 04' West a distance of 33.02 feet to the point or place of beginning; thence North a distance of 353.00 feet; thence West a distance of 555.00 feet; thence South a distance of 353.00 feet; thence East a distance of 555.00 feet to the point or place of beginning.

EXHIBIT B

Exceptions to Warranty of Title

1. Ad valorem taxes for 2017 and subsequent years, not yet due and payable.
2. All easements, right-of-way, restrictions and other rights, interests and exceptions of record.
3. All matters that would be shown by a correct survey of the property.



Tract 1:

A part of the Southwest Quarter (SW/4) of Section THIRTY-FIVE (35), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southwest Quarter of said Section 35; THENCE North $00^{\circ}07'32''$ East, along the East line of said Southwest Quarter, a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE North $88^{\circ}48'28''$ West, parallel with the South line of the Southwest Quarter of said Section 35, a distance of 324.96 feet;

THENCE North $00^{\circ}07'32''$ East, parallel with the East line of said Southwest Quarter, a distance of 897.73 feet to the Northeast Corner of the tract of land described in WARRANTY DEED recorded in [Book 4802, Page 156](#) of the Oklahoma County Clerk's Office;

THENCE North $88^{\circ}48'28''$ West, parallel with the South line of the Southwest Quarter of said Section 35 and along the North line of the tract of land described in said WARRANTY DEED recorded in [Book 4802, Page 156](#), a distance of 710.46 feet to the East Right of Way line of Lottie Avenue;

THENCE North $00^{\circ}12'32''$ East, along the East Right of Way line of Lottie Avenue, a distance of 288.61 feet;

THENCE North $53^{\circ}22'32''$ East a distance of 31.52 feet to a point of curvature;

THENCE Northeasterly along a curve to the right having a radius of 686.27 feet (said curve subtended by a chord bearing North $69^{\circ}28'33''$ East a distance of 403.56 feet) and an arc distance of 409.63 feet to a point of intersection with a tangent curve;

THENCE North $86^{\circ}34'32''$ East a distance of 633.13 feet to a point on the East line of the Southwest Quarter of said Section 35;

THENCE South $00^{\circ}07'32''$ West, along the East line of said Southwest Quarter of said Section 35, a distance of 1406.00 feet to the POINT OR PLACE OF BEGINNING.

Tract 2:

A tract of land being a part of the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at a point 324.64 feet West of the Southeast corner of the Southwest Quarter (SW/4) of said Section 35;

Thence North $01^{\circ}04'$ West a distance of 33.02 feet to the Point or Place of Beginning;

Thence North a distance of 353.00 feet;

Thence West a distance of 555.00 feet;

Thence South a distance of 353.00 feet; Thence

East a distance of 555.00 feet to the Point or Place of Beginning.

LETTER OF AUTHORIZATION

I, _____ or,
Property Owner of Record

Staci Minchen, Manager of 1501 East Reno, LLC and Standard Real Estate Holdings, LLC _____ authorize,
Agent of the Property Owner of Record and Title

Williams, Box, Forshee & Bullard, P.C. _____
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: Staci Minchen
Signature

Title: Staci Minchen, Manager
Manager / Proprietor

Date: 11/19/2024
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(500 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 500 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), 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: November 14, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2903793-OK99

Tract 1:

A part of the Southwest Quarter (SW/4) of Section THIRTY-FIVE (35), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southwest Quarter of said Section 35; THENCE North $00^{\circ}07'32''$ East, along the East line of said Southwest Quarter, a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE North $88^{\circ}48'28''$ West, parallel with the South line of the Southwest Quarter of said Section 35, a distance of 324.96 feet;

THENCE North $00^{\circ}07'32''$ East, parallel with the East line of said Southwest Quarter, a distance of 897.73 feet to the Northeast Corner of the tract of land described in WARRANTY DEED recorded in [Book 4802, Page 156](#) of the Oklahoma County Clerk's Office;

THENCE North $88^{\circ}48'28''$ West, parallel with the South line of the Southwest Quarter of said Section 35 and along the North line of the tract of land described in said WARRANTY DEED recorded in [Book 4802, Page 156](#), a distance of 710.46 feet to the East Right of Way line of Lottie Avenue;

THENCE North $00^{\circ}12'32''$ East, along the East Right of Way line of Lottie Avenue, a distance of 288.61 feet;

THENCE North $53^{\circ}22'32''$ East a distance of 31.52 feet to a point of curvature;

THENCE Northeasterly along a curve to the right having a radius of 686.27 feet (said curve subtended by a chord bearing North $69^{\circ}28'33''$ East a distance of 403.56 feet) and an arc distance of 409.63 feet to a point of intersection with a tangent curve;

THENCE North $86^{\circ}34'32''$ East a distance of 633.13 feet to a point on the East line of the Southwest Quarter of said Section 35;

THENCE South $00^{\circ}07'32''$ West, along the East line of said Southwest Quarter of said Section 35, a distance of 1406.00 feet to the POINT OR PLACE OF BEGINNING.

Tract 2:

A tract of land being a part of the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at a point 324.64 feet West of the Southeast corner of the Southwest Quarter (SW/4) of said Section 35;

Thence North $01^{\circ}04'$ West a distance of 33.02 feet to the Point or Place of Beginning;

Thence North a distance of 353.00 feet;

Thence West a distance of 555.00 feet;

Thence South a distance of 353.00 feet; Thence

East a distance of 555.00 feet to the Point or Place of Beginning.

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2739	R133604650	1501 EAST RENO LLC		PO BOX 302	OKLAHOMA CITY	OK	73101-0302	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 33FT N OF SE/C SW4 TH WLY324.96FT N897.73FT WLY710.46FT N288.61FT NE31.52FT NELY ALONG A CURVE 409.63FT NELY633.13FT S1406FT TO BEG CONT 17.38ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD (PART OF SUBJECT PROPERTY)	1501 E RENO AVE OKLAHOMA CITY
2739	R133604605	STANDARD REAL ESTATE HOLDINGS LLC		PO BOX 302	OKLAHOMA CITY	OK	73101-0302	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 324.64FT W & 33.02FT N OF SE/C OF SW4 TH N353FT W555FT S353FT E555FT TO BEG (PART OF SUBJECT PROPERTY)	1315 E RENO AVE OKLAHOMA CITY
1605	R142970295	C&L RENO INVESTMENTS LLC		12501 N LUTHER RD	LUTHER	OK	73054	UNPLTD PT SEC 02 11N 3W	0	0	UNPLTD PT SEC 02 11N 3W BEG AT A POINT 1349.90FT W OF NE/C OF NE4 TH W925.6FT S33FT SELY 411.3FT E565.50FT NELY 180.90FT N385.61FT TO BEG SUBJ TO ESMTS & R/WS OF RECORD	1600 E RENO AVE OKLAHOMA CITY
1608	R027857200	1400 EAST RENO LLC		PO BOX 302	OKLAHOMA CITY	OK	73101	DAUGHERTYS FACTORY SUB	10	0	DAUGHERTYS FACTORY SUB 010 000 LOTS 1 THRU 7 EX N17FT & LOTS 12 THRU 22	1340 E RENO AVE OKLAHOMA CITY
1608	R027857800	MCNK INC		1340 E RENO AVE	OKLAHOMA CITY	OK	73117	DAUGHERTYS FACTORY SUB	10	0	DAUGHERTYS FACTORY SUB 010 000 LOTS 8 THRU 11	1340 E RENO AVE OKLAHOMA CITY
1608	R027881500	STANDARD REAL ESTATE HOLDINGS LLC		PO BOX 302	OKLAHOMA CITY	OK	73101	ROSEDALE SUB ADD	0	0	ROSEDALE SUB ADD 000 000 N380FT OF BLK 2 EX A TRI TR BEG 320FT S OF NW/C BLK 2 & EX A TR BEG 412.46FT S & 904.19FT W OF NE/C OF NW4 SEC 2 11N 3W TH W199.99FT NW68.55FT E258.57FT S35FT TO BEG	1300 E RENO AVE
1608	R131721375	PUMPCO LLC		PO BOX 892230	OKLAHOMA CITY	OK	73189-2230	UNPLTD PT SEC 02 11N 3W	0	0	UNPLTD PT SEC 02 11N 3W BEG 000 000 PT OF NW4 SEC 2 11N 3W BEING FORMERLY LOTS 1 THRU 7 & E5FT LOT 8 BLK 1 DAUGHERTYS FACTORY ADDN EX N17F	1258 E RENO AVE
1608	R131721377	PUMPCO LLC		PO BOX 892230	OKLAHOMA CITY	OK	73189-2230	UNPLTD PT SEC 02 11N 3W	0	0	UNPLTD PT SEC 02 11N 3W BEG NW/C FORMERLY LOT 14 BLK 1 DAUGHERTYS FACTORY POINT BEING 1080.7FT E & 33FT S OF NW/C NW4 TH S320FT TO SW/C VAC LOT 21 BLK 1 DAUGHERTYS FACTORY TH E350FT N170FT W180FT N150FT W170FT TO BEG EX N17FT	1250 E RENO AVE
2739	R133604640	NIX LEGACY LP		129 E SHORE DR	ARCADIA	OK	73007-7105	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 879.96FT W & 286.51FT N OF SE/C OF SW4 TH W151.50FT N100FT E151.5FT S100FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2739	R133604635	NIX LEGACY LP		129 E SHORE DR	ARCADIA	OK	73007-7105	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 000 000 PT SW4 SEC 35 12N 3W BEG 33FT N & 879.9FT W OF SE/C OF SW4 N253.5FT W151.5FT S253.5FT E151.4FT TO BEG KNOWN AS TR 5	1301 E RENO AVE
2739	R133604660	PUMPCO LLC		PO BOX 892230	OKLAHOMA CITY	OK	73189-2230	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 000 000 PT OF SW4 SEC 35 12N 3W BEG 1131.14FT W & 33.01FT N OF SE/COF SW4 TH W300FT N253.5FT E300FT S253.5FT TO BEG	1255 E RENO AVE

1608	R027883000	1400 EAST RENO LLC		PO BOX 302	OKLAHOMA CITY	OK	73101	ROSEDALE SUB ADD	4	0	ROSEDALE SUB ADD 004 000 N380FT OF BLK 4 EX A TR BEG 380FT S OF NE/C BLK 4 TH W28.67FT NE31.60FT S13.59FT TO BEG	1400 E RENO AVE OKLAHOMA CITY
1608	R027884500	1400 EAST RENO LLC		PO BOX 302	OKLAHOMA CITY	OK	73101	ROSEDALE SUB ADD	0	0	ROSEDALE SUB ADD 000 000 N380FT OF W/2 BLK 5 EX BEG SE/C SD TR TH W135.59FT N13.59FTNE40.39FT E98.86FT S30.95FT TO BEG	1416 E RENO AVE OKLAHOMA CITY
1608	R027886000	STANDARD REAL ESTATE HOLDINGS LLC		PO BOX 302	OKLAHOMA CITY	OK	73101-0302	ROSEDALE SUB ADD	0	0	ROSEDALE SUB ADD 000 000 N380FT OF E/2 BLK 5 & ALL BLK 9 & PT BLK 10 LYING W OF A LINE DESCRIBED AS BEG 100FT E OF NW/C BLK 10 TH IN A SLY DIRECTION TO A POINT ON S LINE BLK 10 WHICH IS 164FT E OF SW/C BLK 10 PLUS PT OF VACATED STREET BEG NE/C BLK 5 TH S380FT E57FT N380FT W57FT TO BEG EX A TR BEG 412.46FT S OF NE/C NW4 SEC2 11N 3W TH W168.59FT N30.95FT E195.59FT S30.95FT W27FT TO BEG	1418 E RENO AVE OKLAHOMA CITY
2738	R026165050	OSI ENVIRONMENTAL INC		912 TESCH CT	WAUKESHA	WI	53186-1476	MINNIE PAGE ADDITION	4	0	MINNIE PAGE ADDITION 004 000 PT BLKS 3 & 4 & PT OF THE E WEST ALLEY LOCATED THEREIN MINNIE PAGE ADD & PT NE 2ND ST & PT NE 3RD ST & PT N JORDAN AVE ALL LOCATED IN OC O BEG SW/C BLK 2 MINNIE PAGE ADD TH E ALONG N R/W LINE OF SD NE 3RD ST 860FT S ALONG W R/W LINE N KELHAM AVE A DIST 210FT TO A POINT ON CNTR LINE OF SD ALLEY TH W ALONG CNTR LINE OF SD ALLEY 710FT TO POINT ON W LINE OF LOT 23 OF SD BLK 4 EXTENDED N TO CNTR LINE OF ALLEY TH S ALONG W LINE LOT 23 OF BLK 4 190FT TO PT ON CNTR LINE OF NE 2ND TH W ALONG CNTR LINE NE 2ND ST 150FT TO PT ON W LINE BLK 4 TH N ALONG E R/W LINE ON N FONSHILL AVE A DIST 400FT TO PT OF BEG	308 N FONSHILL AVE OKLAHOMA CITY
2738	R026165190	HASKELL LEMON GROUP LLC		PO BOX 75608	OKLAHOMA CITY	OK	73147-0608	MINNIE PAGE ADDITION	6	0	MINNIE PAGE ADDITION 006 000 LOTS 11 THRU 18	0 UNKNOWN OKLAHOMA CITY
2738	R026169810	OSI ENVIRONMENTAL INC		912 TESCH CT	WAUKESHA	WI	53186-1476	MINNIE PAGE ADDITION	0	0	MINNIE PAGE ADDITION 000 000 PT OF BLKS 3 4 5 & 6 & PT OF E/W ALLEY IN BLKS 3 & 4 & PT OF VAC NE 2ND ST BEG 860FT E & 210FT S OF SW/C LT 17 BLK 2 MINNIE PAGE ADDN TH S136FT W225FT S249.49FT WLY486.24FT N420.25FT E710FT TO BEG CONT 5.188ACRS MORE OR LESS	308 N FONSHILL AVE OKLAHOMA CITY

2738	R133601000	NORTHCUTT JACOBS PROPERTIES INC	KORENBLIT & KORNBLIT LLC	3007 WALKING WOODS TRL	JONES	OK	73049	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEING ALL GOVT LOTS 1 & 2 EX BEG 852.26FT W OF SE/C SE4 TH N793.33FT E420FT S400FT E399.26FT S390.6FT W852.26FT TO BEG & EX BEG 845FT E & 719FT N OF SW/C SE4 TH E355FT S260FT W355FT N260FT TO BEG & EX A TR EX A TR BEG 1259.16FT N & 473.70FT ELY FROM SW/C SE4 TH ELY1093.98FT S238.50FT WLY1093.98FT N238.50FT TO BEG & EX A TR BEG 393.33FT N OF SE/C SE4 TH W432.26FT N400FT W420FT N543.87FT E852.12FT S293.71FT W241.75FT S208.71FT E241.75FT S451.16FT TO BEG & EX A TR BEG 844.49FT N OF SE/C SE4 TH W241.75FT N208.71FT E241.75FT S208.71FT TO BEG PLUS 3.5ACRS IN SE/C LOT 7 EX A TR BEING 17FT N&S BY 60FT E&W BEG 297FT E & 33FT N OF SW/C SE4 SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
2738	R133601005	CFF RECYCLING USA INC	C/O ASSOCIATED TAX APPRAISERS	PO BOX 91119	AUSTIN	TX	78709	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W 000 000 PT SE4 SEC 35 12N 3W BEG 1259.16FT N & 473.70FT ELY FROM SW/C SE4 TH ELY1093.98FT S238.50FT WLY1093.98FT N238.50FT TO BEG CONT 5.98ACRS MORE OR LESS	UNKNOWN
2738	R133601010	MISSOURI PACIFIC RAILROAD COMPANY		1416 DODGE RM 1100	OMAHA	NE	68179	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W 000 000 PT SE4 SEC 35 12N 3W BEING N 1/2 OF SE4 LYING S OF RR EX TRS 1 & 2 & EX A TR BEG 1259.16FT N & 473.7FT NELY FROM SW/C SE4 TH NELY1093.98FT NWLY244.46FT SWLY1077.50FT S245.04FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2738	R133601015	OKLAHOMA GAS GATHERING LLC		PO BOX 848	SEMINOLE	OK	74818	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W 000 000 PT SE4 SEC 35 12N 3W BEG 1259.16FT N OF SW/C SE4 TH N201FT ELY424.53FT SE14.93FT S190.05FT WLY436.09FT TO BEG PLUS A TR BEG 1460.16FT N OF SW/C SE4 TH N14.01FT ELY410.40FT SE19.28FT WLY424.53FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2738	R133601018	CFF RECYCLING USA INC	C/O ASSOCIATED TAX APPRAISERS	PO BOX 91119	AUSTIN	TX	78709	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W 000 000 PT SE4 SEC 35 12N 3W BEG 1259.16FT N & 473.7FT NELY FROM SW/C SE4 TH NELY1093.98FT NWLY244.46FT SWLY1077.50FT S245.04FT TO BEG CONT 6.09ACRS MORE OR LESS	100 N BATH AVE OKLAHOMA CITY
2738	R133601025	O G & E		PO BOX 321	OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W 000 000 PRT OF SE4 SEC 35 12N 3W BEG 845FT E & 719FT N OF SW/C OF SE4 TH W355FT S260FT E355FT N260FT TO BEG PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
2738	R133602010	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W 000 000 PT GOVT LOT 7 IN SE4 SEC 35 12N 3W BEG AT POINT 297FT E & 33FT N OF SW/C OF SE4 N17FT E60FT S17FT W60FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
2739	R026025000	HASKELL LEMON GROUP LLC		PO BOX 75608	OKLAHOMA CITY	OK	73147- 0608	WEBSTER ADDITION	0	0	WEBSTER ADDITION 000 000 PT BLKS 3 & 4 & PT OF ALLEYS LOCATED THEREIN & PT NE 2ND & N KATE AVE BEG SE/C BLK 4 TH S30FT SWLY 789FT N207.3FT E789FT S121.7FT TO BEG PLUS PT SW4 SEC 35 12N 3W BEG 1827.06FT E & 540FT S OF NW/C SW4 TH S192.30FT SWLY257.18FT NWLY35FT NELY312.84FT TO BEG SUBJ TO ESMTS OF RECORD	UNKNOWN

2739	R133604000	UNION PACIFIC RAILROAD COMPANY	ATTN REAL ESTATE DEPT	1400 DOUGLAS ST STOP 1690	OMAHA	NE	68179-1001	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W LOTS 3 THRU 7 OF SW4 EX TR BEG N33.01FT SE/C SW4 W2133.53FT N179.95FT NELY 1407.26FT TO PT OF CURVE NELY ON CURVE TO RIGHT 305.73FT SELY503.51FT SELY TO PT 154.59FT NELY 104.2FT S1029.99FT TO BEG EX BEG 33.1FT N OF SW/C OF SW4 TH N242FT E150FT SELY159.52FT S149.99FT W275FT TO BEG EX A TR BEG 1439.6FT N & 546.7FT W OF SE/C SW4 S224.3FT W400FT NLY 108FT NELY421FT TO BEG TR 1 EX A TR BEG 1439FT N & 633.13FT SWLY FROM SE/C SW4 & 335.37FT WLY SD TR BEING 305FT ON S & 164.14FT ON W & EX A TR BEG 497.25FT E & 213.27FT N OF SW/C SW4 TH N65.8FT E15.9FT NELY856.05FT SE12.8FT NE333.12FT SW1228.03FT TO BEG & EX A .56 ACRE TR BEG 400.48FT E OF SW/C SW4 & EX .4183ACRS BEG 274.8FT N OF SW/C SW4 TH NLY205.81FT SELY ON A CURVE 117FT SELY ON A CURVE 158.35FT W180.43FT TO BEG	1400 NE 2ND ST OKLAHOMA CITY
2739	R133604005	1101 EAST RENO LLC	ATTN DON A KARCHMER	PO BOX 436	OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 1558.38FT ELY & 286.50FT NWLY FROM SW/C SW4 TH WLY100FT NWLY665.24FT NE27.05FT NELY93.91FT SELY734.19FT TO BEG CONT 1.60ACRS MORE OR LESS	UNKNOWN
2739	R133604590	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 33FT N & 1031.45FT W OF SE/C OF SW4 W60FT N950FT E60FT S950FT TO BEG TR 4 CONT 1.13ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY
2739	R133604610	CT MANAGEMENT INC		100 S LOTTIE AVE	OKLAHOMA CITY	OK	73117	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SW4 SEC 35 12N 3W BEG 324.96FT WLY & 386.01FT N OF SE/C SW4 TH N121.05FT WLY719.68FT S121.05FT ELY719.68FT TO BEG PLUS A TR BEG 324.96FT WLY & 507.06FT NLY OF SE/C SW4 TH W719.68FT N423.68FT E719.68FT S423.68FT TO BEG SUBJ TO ESMTS OF RECORD	100 S LOTTIE AVE OKLAHOMA CITY
2739	R133604620	1101 EAST RENO LLC		21 E MAIN ST STE 102	OKLAHOMA CITY	OK	73104-2400	UNPLTD PT SEC 35 12N 3W	0	0	UNPLTD PT SEC 35 12N 3W BEG 400.48FT ELY OF SW/C SW4 TH NLY50FT NW96.52FT NWLY90.40FT SELY ALONG A CURVE 107.03FT E28.09FT ELY ON A CURVE 14.66FT NLY35.30FT NLY29.90FT SE15.90FT NE49.70FT NE122FT NE52.83FT NE49.50FT NE60.40FT NE46.30FT NELY477FT SE12.80FT NELY144.02FT NELY162.05FT SELY665.24FT WLY230FT NLY30.21FT W200FT SELY284.80FT WLY530.49FT SLY33FT WLY96.80FT TO BEG CONT 12.08ACRS MORE OR LESS	1101 E RENO AVE OKLAHOMA CITY

Special Permit Program Description

This Special Permit is brought on behalf of the Applicant, Standard Iron & Metal Co., Inc., and Scrap Management Industries, to use the properties located at 1501 E. Reno Ave. and 1315 E. Reno Ave. (collectively referenced as “Property”) as a scrap operation, including scrap of recyclable materials and outdoor storage. Metal products will be shredded on site and delivered to a purchaser.

The Property is surrounded by the following zoning districts and uses:

- North: I-3 / Railroad
- South: I-3 / Industrial development
- East: I-3 / Undeveloped
- West: I-3 / Industrial development

The existing structure shall remain, as well as the existing screening to enclose the Property. No other screening shall be necessary given the nature of the area. The following conditions shall also be included with this Application:

Hours of Operation:

- The facility shall be open to the public Monday thru Friday from 7:30 a.m. to 4:30 p.m., and Saturday from 7:30 a.m. to 12:00 p.m.
- The mill will continue to operate until 6:00 p.m. on weekdays and until 6:00 p.m. on Saturday, after public hours
- Maintenance of the equipment after public hours may continue after operation of the mill ceases

All other City, County, State, and Federal regulations shall be met and adhered to.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 1 Unrecorded plat for the same dated March 1, 1920 executed by Missouri-Kansas-Texas Railroad Company in favor of Operators of Oklahoma, as evidenced by Assignment of Right of Way to Survey, 48 Oklahoma Recorder in Book 241, page 201 assigned to Standard Life Company by Assignment recorded in Book 491, page 100, Standard Life Company, now merged in Bank of Oklahoma City, Oklahoma City, Oklahoma, as evidenced by Certificate recorded in Book 493, page 171 and in Book 982, page 1075 and correction Certificate No. 192039002 dated 20/20/2013 in the office of the Oklahoma Secretary of State, as to Tract 1 only, **Not shown, Blanket in nature over the subject property.**
- 2 Right of Way Grant Gas Pipeline in favor of General Fluid Corporation in Book 512, page 81, as amended by Partial Release of Right of Way recorded in Book 1987, page 153, **Shown herein.**
- 3 Easement in favor of The City of Oklahoma City recorded in Book 1636, page 21, as to Tract 1 only, **Shown herein.**
- 4 Right of Way in favor of Missouri-Kansas-Texas Railroad Company recorded in Book 1350, page 541, **Shown herein.**
- 5 Easement in favor of City of Oklahoma City recorded in Book 1532, page 464, as to Tract 1 only, **Shown herein.**
- 6 Easement in favor of City of Oklahoma City recorded in Book 1988, page 262, **Shown herein.**
- 7 Easement in favor of Oklahoma City recorded in Book 4028, page 1206, as to Tract 1 only, **Shown herein.**
- 8 General Conveyance recorded Book 5429, page 916 Mega Natural Gas Company, as assigned to Missouri Natural Gas Company by General Conveyance and Bill of Sale recorded in Book 5851, page 1453, as to Tract 1 only, **Not shown, Blanket in nature over the subject property.**
- 9 Unrecorded Conveyance dated May 16, 1927, executed by Missouri-Kansas-Texas Railway Company in favor of Midland Cooperative, assigned to John Franklin by Assignment of Rights of Way, Leases, Easements and Permits recorded in Book 6245, page 1192, in which certain right was reserved by Midland Petroleum Company, Assignment of Rights of Way, Leases, Easements and Permits recorded in Book 6621, page 859 executed by John Franklin in favor of Midland Crude Oil Value Disposal Inc, as to Tract 1 only, **Not shown, Blanket in nature over the subject property.**
- 10 Unrecorded right of way dated May 20, 1928, executed by Missouri-Kansas-Texas Railroad Company in favor of Phillips Petroleum Company, as assigned to Phillips Oil Company by Assignment and Assumption and Bill of Sale recorded in Book 11926, page 1225, as to Tract 1 only, **Not shown, Blanket in nature over the subject property.**
- 11 Roadway Easement between Albert Sidorovky, Trustee of the Estate of Sam Sidorovky and Missouri-Kansas-Texas Railroad Company recorded in Book 1222, page 123, as to Tract 1 only, **Shown herein.**
- 12 Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 4412, page 171, assigned to ONE Gas, Inc. by Assignment and Assumption of Real Property Interests recorded in Book 12813, page 1408, as to Tract 1 only, **Shown herein, recorded in nature over the subject property.**
- 13 Easement in favor of the City of Oklahoma City recorded in Book 4803, page 1495, as to Tract 1 only, **Shown herein.**
- 14 Report of Commissioners for Permanent Easement in favor of the City of Oklahoma City recorded in Book 4881, page 408, **Shown herein.**
- 15 Easement in favor of the City of Oklahoma City recorded in Book 5448, page 1082, as to Tract 1 only, **Shown herein.**
- 16 Easement in favor of the City of Oklahoma City recorded in Book 7458, page 1770, as to Tract 1 only, **Shown herein.**
- 17 Contract dated June 6, 1984 between the City of Oklahoma City and Phillips Petroleum Company as evidenced by and assigned to ONE Gas Company, LLC by Social Warranty Assignment of Permits recorded in Book 7634, page 1602, as to Tract 1 only, **Not shown, Blanket in nature over the subject property.**
- 18 Notice of Supplemental Final Order and Judgment, which establishes a 16 1/2 foot wide easement in favor of AT&T Corp. and AT&T Communications-East, Inc., recorded in Book 10995, page 1796, as to Tract 1 only, **Not shown, Blanket in nature over the subject property.**
- 19 Easement in favor of Oklahoma Gas and Electric Company recorded in Book 12288, page 1743, as to Tract 1 only, **Shown herein.**
- 20 Easement in favor of Oklahoma Gas and Electric Company recorded in Book 12288, page 1743, as to Tract 1 only, **Shown herein.**
- 21 Certificate of No Action Necessary and Land Use Disclosure recorded in Book 14688, page 380, as to Tract 1 only, **Not shown, does not affect.**
- 22 Private Road Crossing Contract between Missouri-Kansas-Texas Railroad Company and The Clear Realty Company dated September 16, 1921, dissolved by General Warranty Deed recorded in Book 4338, page 403, as to Tract 2 only, **Not shown, Blanket in nature over the subject property.**
- 23 Easement in favor of the City of Oklahoma City recorded in Book 5448, page 1047, as to Tract 2 only, **Shown herein.**
- 24 Industrial Lease dated March 17, 2006, as amended, to Advanced Drainage Systems, Inc., dissolved by the Memorandum of Lease recorded in Book 15113, page 574, as to Tract 2 only, **Not shown, Blanket in nature over the subject property.**

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown completely all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that all lines are located as accurately as possible from information available. The surveyor has not discovered, located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

- ⊕ POWER POLE
 - ⊖ LIGHT POLE
 - ⊙ GUY ANCHOR
 - ⊕ ELECTRIC METER
 - ⊖ ELECTRIC BOX
 - ⊕ ELEC. TRANSFORMER
 - ⊖ ELEC. MANHOLE
 - ⊕ ELEC. PEDESTAL
 - ⊖ ELEC. PULL BOX
 - ⊕ SPOT LIGHT
 - ⊖ SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER CLEANOUT
 - ⊖ STORM SEWER MANHOLE
 - ⊕ TELEPHONE MARKER
 - ⊖ TELEPHONE RISER
 - ⊕ TELEPHONE MANHOLE
 - ⊖ TELEPHONE PULL BOX
 - ⊕ CABLE TV PEDESTAL
 - ⊖ CABLE TV MARKER
 - ⊕ CABLE PULL BOX
 - ⊖ FIBER OPTIC MARKER
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊖ SPRINKLER HEAD
 - ⊕ BOLLARD
 - ⊖ FIRE DEPARTMENT CONNECT
 - ⊕ PROPANE TANK
 - ⊖ WATER LINE
 - ⊕ GAS LINE
 - ⊖ SS - SANITARY SEWER LINE
 - ⊕ T - TELEPHONE LINE
 - ⊖ E - ELECTRIC LINE
 - ⊕ OHE - OVERHEAD POWERLINE
 - ⊖ X - BARBED WIRE FENCE
 - ⊕ RSH FENCE
 - ⊖ SUP. SET IRON PIN
 - ⊕ 1/4" POLY-BOND IRON PIN
 - ⊖ REINFORCED CONCRETE PIPE
 - ⊕ REINFORCED CONCRETE PIPE
 - ⊖ UNREINFORCED CONCRETE PIPE
 - ⊕ REINFORCED CONCRETE PIPE
 - ⊖ REINFORCED CONCRETE PIPE
- ⊕ GAS METER
 - ⊖ GAS VALVE
 - ⊕ GAS MARKER
 - ⊖ U/L PIPELINE MARKER
 - ⊕ SIGN
 - ⊖ FIRE HYDRANT
 - ⊕ WATER MANHOLE
 - ⊖ WATER VALVE
 - ⊕ WATER METER
 - ⊖ DOWN SPOUT
 - ⊕ AIR CONDITIONER
 - ⊖ TRAFFIC SIGNAL
 - ⊕ TRAFFIC SIGNAL BOX
 - ⊖ FIBER OPTIC CROSSING SIGNAL
 - ⊕ GREASE TRAP
 - ⊖ MAIL BOX
 - ⊕ FLAG POLE
 - ⊖ SECTION CORNER
 - ⊕ QUARTER CORNER
 - ⊖ SET IRON PIN W/SPAC
 - ⊕ SET MAG NAIL W/WASHER
 - ⊖ FOUND MONUMENT
 - ⊕ POINT OF VIEW MARKER
 - ⊖ TREE
 - ⊕ BUSH
 - ⊖ YARD HYDRANT/SPOCKET BENCHMARK
 - ⊕ PD - FIRE OFFICER LINE
 - ⊖ PD - PROPERTY LINE
 - ⊕ LOT LINE
 - ⊖ EASEMENT LINE
 - ⊕ SECTION LINE
 - ⊖ CHAIN LINK FENCE
 - ⊕ WOOD PANEL FENCE
 - ⊖ MASONRY FENCE
 - ⊕ COMMUNICATED METAL PIPE
 - ⊖ REINFORCED CONCRETE PIPE
 - ⊕ UNREINFORCED CONCRETE PIPE
 - ⊖ UNREINFORCED CONCRETE PIPE
 - ⊕ UNREINFORCED CONCRETE PIPE
 - ⊖ UNREINFORCED CONCRETE PIPE

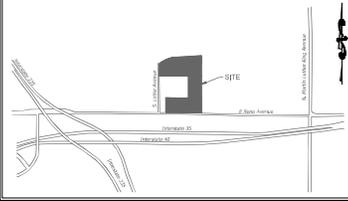
FLOOD NOTE

Pursuant to Table A Item 3, said described property is, by graphical (shading only), located entirely within an area having a Zone Designation "V," (Zone) by FEMA on Flood Insurance Rate Map No. HMO-020002, dated 09/09/06, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

ZONING INFORMATION

Pursuant to Table A Items 6(a) and 6(b), the surveyor was provided with a zoning report or letter and is therefore unable to address this item.

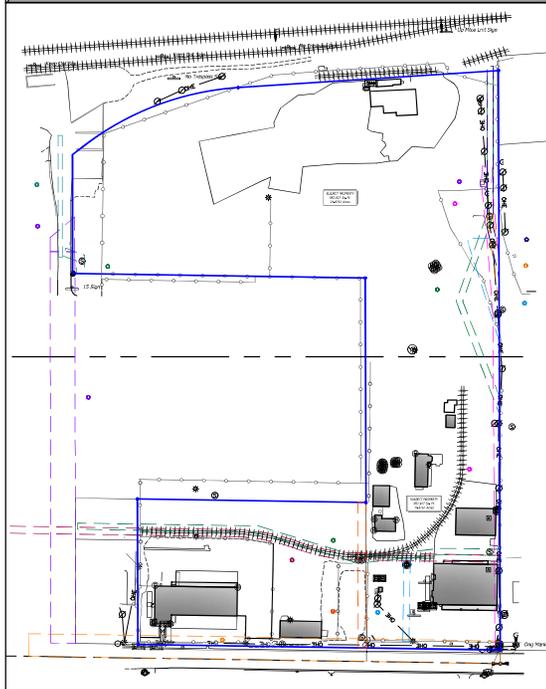
VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- 1 Survey prepared by Golden Land Surveying, 4131 N.W. 12nd St., Suite 100, Oklahoma City, Oklahoma 73120, 405-822-7885. <http://www.goldenland.com>
- 2 Pursuant to Table A Item 2, The address of 1315 & 1601 E. Reno Avenue, Oklahoma City, Oklahoma 73117 was posted on signage on the surveyed property.
- 3 Pursuant to Table A Item 4, The surveyed property contains a total area of 462,827 Sq. Ft., or 21,879.2 Acres, more or less.
- 4 Only observable surface and above-ground structures were located. No underground improvements, such as foundation footings, basements, etc. All dimensions shown are in feet and decimals thereof.
- 5 The Property has street access to E. Reno Avenue, being a designated public street.
- 6 Pursuant to Table A Item 5, The total number of other parking spaces on the subject property is 0 including designated handicap spaces for a total of 0.
- 7 Pursuant to Table A Item 10, There are no drains or party walls with respect to adjoining properties.
- 8 Pursuant to Table A Item 13, Adjacent information shown herein was obtained from the county's property appraiser web site.
- 9 The surveyor was not provided with a specified street from the deed pursuant to Table A Item 14. The intersection of Lotis Avenue and E. Reno Avenue is located 151.2' from the SEW corner of subject property.
- 10 Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building address.
- 11 Pursuant to Table A Item 17, There is no observed evidence of street right of way lines, to the best of knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 12 Pursuant to Table A Item 18, Possible easement or servitudes provided to the surveyor are shown herein.
- 13 At the time of the survey, there were no observed evidence of unimproved areas of streets.
- 14 Ownership of trees, if any, was not determined under the scope of this survey.
- 15 At the time of the survey, there was no observable evidence of site use as a burial ground or cemetery.
- 16 The parcels are contiguous along their common boundary lines with no gaps, gaps or strips.
- 17 A assumed bearing of North 89° 00' 00" West on the South Side of the SWM by Oklahoma State Bank Gifted trust was used as the basis of bearing for the survey.
- 18 All units of measurements are US Survey Feet (Decimal).

DRAWING EXHIBIT - NOT TO SCALE



SIGNIFICANT OBSERVATIONS

- A Multiple building cross Overhead Electric Easement.
- B In the northwest corner there is a portion of land being used as storage for gravel & sand.
- C No Easement disclosed for overhead electric line along the southern boundary of Tracts 1 & 2.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL BEY CHIEF FOR ANY OTHER PURPOSE OR TRANSACTION.

RECORD DESCRIPTION

Tract 1
A part of the Southwest Quarter (SW4) of Section THIRTY-FIVE (35), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southeast Corner of the Southwest Quarter of said Section 35; THENCE North 00° 07' 32" East, along the East Line of said Southwest Quarter, a distance of 33.20 feet to the POINT OF BEGINNING;
THENCE North 89° 48' 28" West, parallel with the South Line of the Southwest Quarter of said Section 35, a distance of 324.96 feet;
THENCE North 00° 07' 32" East, parallel with the East Line of said Southwest Quarter, a distance of 897.73 feet to the Northeast Corner of the tract of land described in WARRANTY DEED recorded in Book 4802, Page 156 of the Oklahoma County Clerk's Office;
THENCE North 89° 48' 28" West, parallel with the South Line of the Southwest Quarter of said Section 35 and along the North Line of the tract of land described in said WARRANTY DEED recorded in Book 4802, Page 156, a distance of 710.44 feet to the East Right of Way line of Lotis Avenue;
THENCE North 00° 12' 32" East, along the East Right of Way line of Lotis Avenue, a distance of 288.61 feet;
THENCE North 53° 22' 32" East a distance of 31.52 feet to a point of curvature;
THENCE Northside along a curve to the right having a radius of 686.27 feet (said curve subtended by a chord bearing North 69° 28' 33" East a distance of 403.59 feet) and an arc distance of 409.83 feet to a point of intersection with a tangent curve;
THENCE North 89° 34' 28" East a distance of 633.13 feet to a point on the East Line of the Southwest Quarter of said Section 35;
THENCE South 00° 07' 32" West, along the East Line of said Southwest Quarter of said Section 35, a distance of 1406.00 feet to the POINT OR PLACE OF BEGINNING.
Tract 2:
A tract of land being a part of the South Half (SH) of the Southwest Quarter (SW4) of Section Thirty-Five (35), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
Commencing at a point 324.64 feet West of the Southeast corner of the Southwest Quarter (SW4) of said Section 35;
Thence North 01° 04' West a distance of 33.02 feet to the Point of Beginning;
Thence North a distance of 353.03 feet;
Thence West a distance of 555.03 feet;
Thence South a distance of 353.00 feet;
Thence East a distance of 555.00 feet to the Point of Beginning.
The lands surveyed, shown and described herein are the same parcels as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. OKFA23-4483, Dated November 4, 2023.

ALTA/NSPS LAND TITLE SURVEY

for
1501 E. Reno Ave
NVS Project No. 202304317-001

1315 & 1601 E. Reno Avenue, Oklahoma City, OK 73117

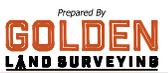
Based upon Title Commitment No. OKFA23-4483
of First American Title Insurance Company
Bearing an effective date of November 4, 2023

Surveyor's Certification

To: Scrap Management Oklahoma, Inc; First American Title Insurance Company; and Bock & Clark Corporation, an NVS Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6 (a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on 12/09/2023.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Troy Lee
Registration No. 7283
In the State of Oklahoma
Date of Survey, January 18, 2024
Date of last review, January 11, 2024
Network Project No. 202304317-001 CMP
Golden Job No. 232180

Bock & Clark Corporation
an NVS Company

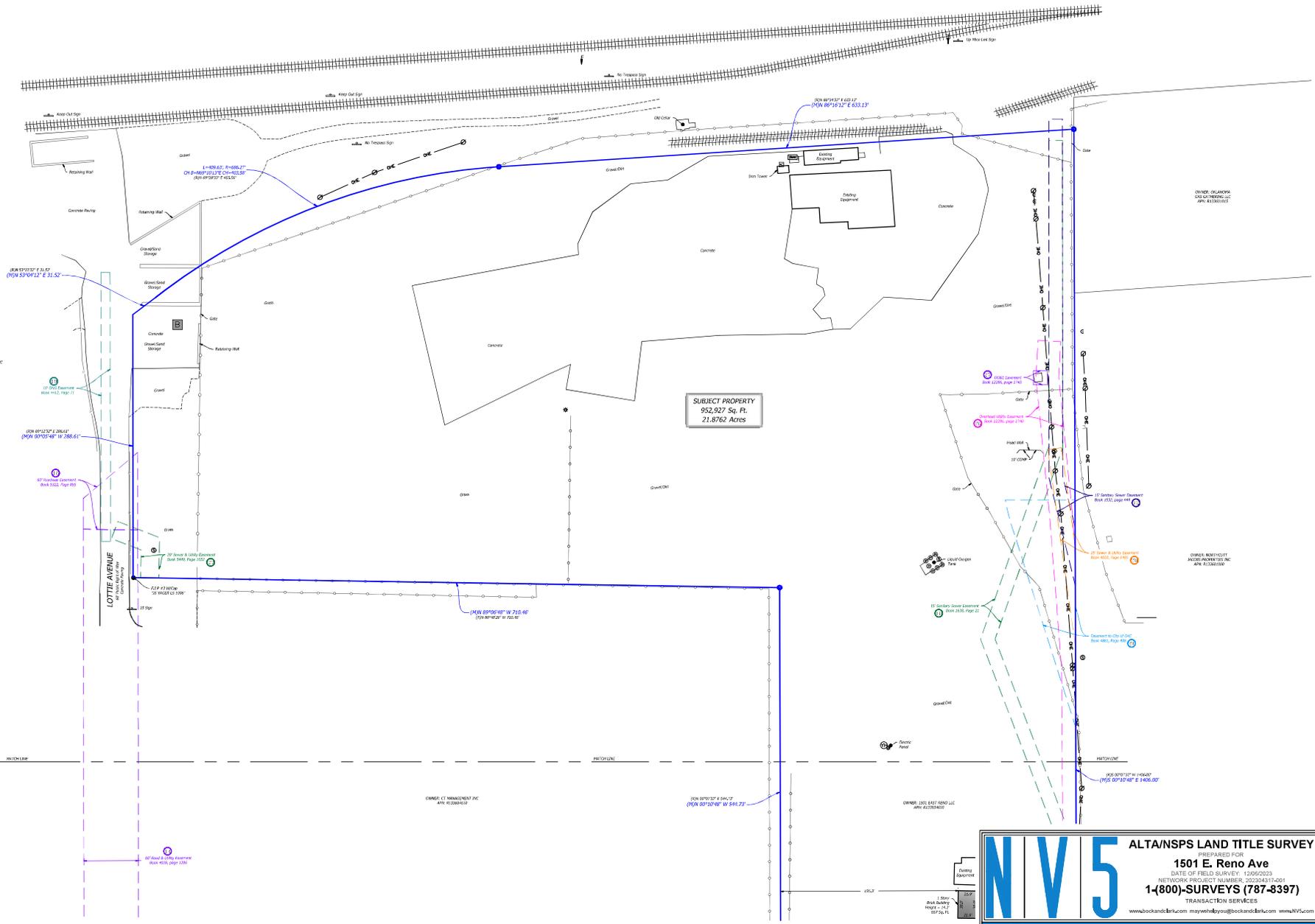
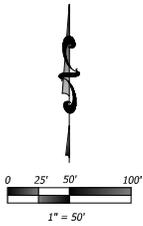
NVS

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com mayhelppyou@bockandclark.com www.NVS.com

SURVEY ZONING ENVIRONMENTAL ASSESSMENT



NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
1501 E. Reno Ave
 DATE OF FIELD SURVEY: 12/06/2023
 NETWORK PROJECT NUMBER: 20230420.001
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandberku.com mayweb@bockandberku.com www.nv5.com

