



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

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
 Storage Oklahoma

Project Name 4036 NW 178th St

Oklahoma County, No. R168574505

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

Staff Use Only:	1718
Case No.: SPUD -	<u>1-30-25</u>
File Date:	<u>W8</u>
Ward No.:	<u>-----</u>
Nbhd. Assoc.:	<u>Deer Creek</u>
School District:	<u>PUD-1768</u>
Extg Zoning:	<u>-----</u>
Overlay:	<u>-----</u>

4.9367 acres

ReZoning Area (Acres or Square Feet)

Commercial development.

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box
 Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

erika@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.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.



CORRECTION
(Limited Liability Company Form)
WARRANTY DEED
(Oklahoma Statutory Form)

Deed being re-recorded to correct legal description for deed filed in book 14976 page 1697
Exempt 3202-3

KNOW ALL MEN BY THESE PRESENTS:

THAT Knox Family Trust dated April 17, 2017, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto Knox Farm Land Fund, LLC, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas, and other minerals which the grantor reserves unto himself.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered November 19, 2021.

Knox Family Trust dated April 17, 2017

BY: Marcia Kay Roberts 11/19/2021
Marcia Kay Roberts
Trustee

~~2017-11-19 11:31:50 AM~~
~~11/19/2021 11:31:50 AM~~
~~OKLAHOMA COUNTY~~
~~CHICAGO TITLE OKLAHOMA~~
~~210 Park Ave., Suite 210~~
~~Oklahoma Tower~~
~~Oklahoma City, OK 73102~~
~~710-702-100304~~

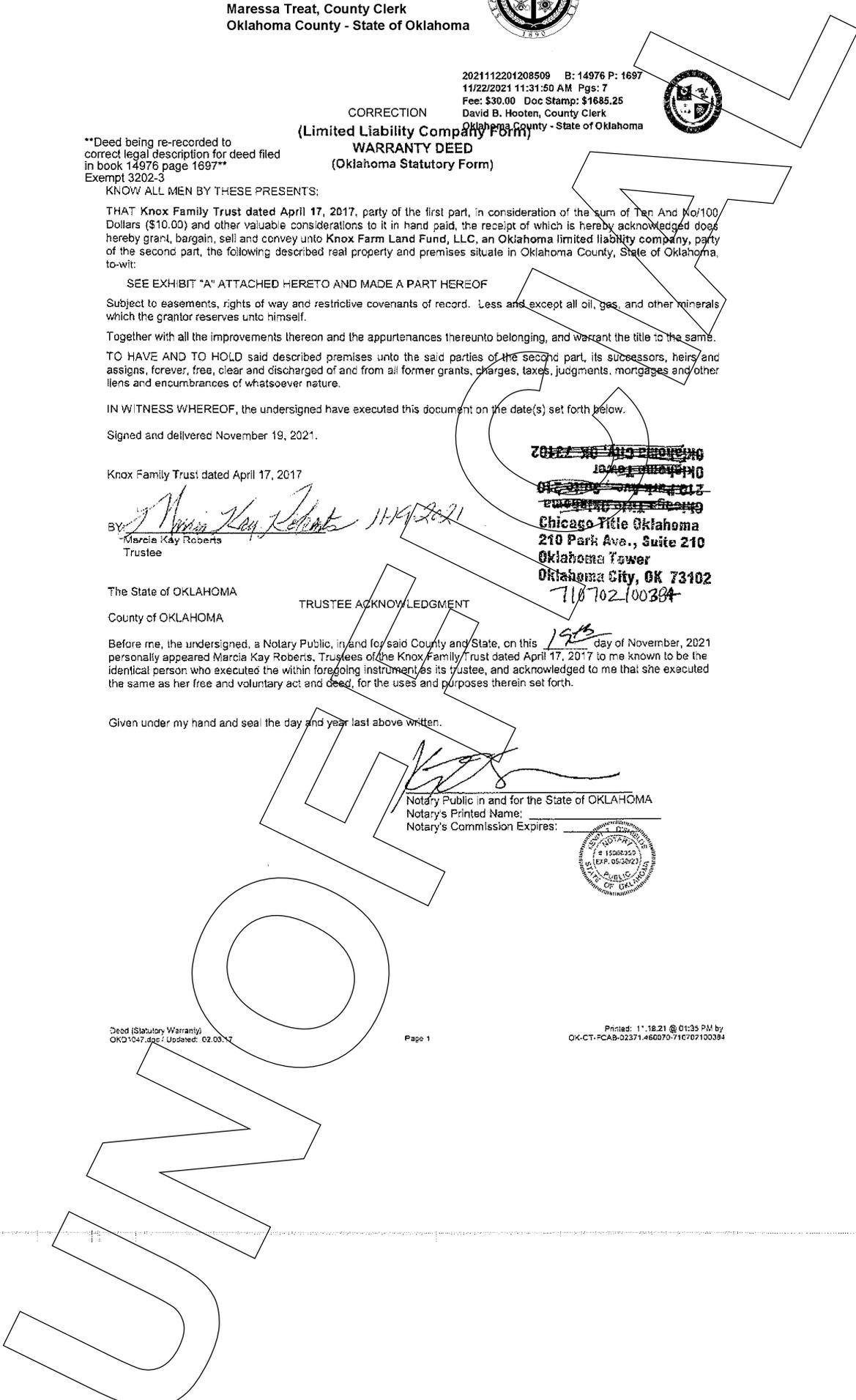
The State of OKLAHOMA
County of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 19th day of November, 2021 personally appeared Marcia Kay Roberts, Trustee of the Knox Family Trust dated April 17, 2017 to me known to be the identical person who executed the within foregoing instrument as its trustee, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein set forth.

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

[Signature]
Notary Public in and for the State of OKLAHOMA
Notary's Printed Name:
Notary's Commission Expires:



(Limited Liability Company Form)
WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

Mail Deed and Tax Statements To:
Knox Farm Land Fund, LLC, an Oklahoma limited
liability company
1320 N Porter Avenue
Norman, OK 73071

Presented for filing by and return to:
Chicago Title Oklahoma Co.
210 Park Ave, Suite 210
Oklahoma City, OK 73102
File No.: 710702100384
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

UNOFFICIAL

EXHIBIT A

Order No.: 710702100384

For Tax Map ID(s): 168574500 and 168574560

Tract B:

Tracts of land lying in the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

Parcel 1;

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the East line of said NE 1/4, said line also being the centerline of Portland Ave. (a.k.a. Highway No. 74), a distance of 2037.03 feet; THENCE South 89°41'14" West a distance of 230.72 feet to the POINT OF BEGINNING; THENCE South 03°10'57" West a distance of 68.46 feet; THENCE South 12°13'01" West a distance of 66.31 feet; THENCE South 31°26'21" East a distance of 4.51 feet; THENCE South 26°02'17" West a distance of 5.11 feet; THENCE South 09°17'50" East a distance of 42.34 feet; THENCE South 47°26'01" West a distance of 53.02 feet; THENCE South 24°05'53" West a distance of 38.94 feet; THENCE North 75°19'28" West a distance of 232.03 feet; THENCE South 63°37'48" West a distance of 32.50 feet; THENCE South 79°49'02" West a distance of 22.58 feet; THENCE South 83°32'41" West a distance of 32.78 feet; THENCE South 76°38'42" West a distance of 126.04 feet to POINT "A"; THENCE North 70°10'44" East a distance of 86.27 feet; THENCE North 45°00'49" East a distance of 46.52 feet; THENCE North 82°05'48" East a distance of 26.57 feet; THENCE North 82°37'47" East a distance of 62.66 feet; THENCE North 42°38'10" West a distance of 98.28 feet; THENCE South 75°58'13" East a distance of 54.26 feet; THENCE South 67°02'14" East a distance of 73.05 feet; THENCE South 40°20'22" East a distance of 82.45 feet; THENCE South 89°29'19" East a distance of 81.89 feet; THENCE North 68°23'41" East a distance of 41.68 feet; THENCE North 21°25'20" East a distance of 40.03 feet; THENCE North 53°08'36" East a distance of 29.24 feet; THENCE North 19°30'40" East a distance of 37.21 feet; THENCE North 83°42'10" West a distance of 34.26 feet; THENCE North 57°03'48" West a distance of 47.04 feet; THENCE South 87°21'31" West a distance of 47.57 feet; THENCE North 63°57'26" West a distance of 36.62 feet; THENCE North 55°27'01" West a distance of 39.94 feet; THENCE South 82°21'11" West a distance of 49.42 feet; THENCE North 66°52'36" West a distance of 65.88 feet; THENCE North 65°00'18" East a distance of 36.92 feet; THENCE South 84°43'02" East a distance of 265.55 feet to the POINT OF BEGINNING.

Parcel 2:

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the East line of said NE 1/4, said line also being the centerline of Portland Ave. (a.k.a. Highway No. 74), a distance of 2037.03 feet; THENCE South 89°41'14" West a distance of 230.72 feet to the POINT OF BEGINNING; THENCE South 03°10'57" West a distance of 68.46 feet; THENCE South 12°13'01" West a distance of 66.31 feet; THENCE South 31°26'21" East a distance of 4.51 feet; THENCE South 26°02'17" West a distance of 5.11 feet; THENCE South 09°17'50" East a distance of 42.34 feet; THENCE South 47°26'01" West a distance of 53.02 feet; THENCE South 24°05'53" West a distance of 38.94 feet; THENCE North 75°19'28" West a distance of 232.03 feet; THENCE South 63°37'48" West a distance of 32.50 feet; THENCE South 79°49'02" West a distance of 22.58 feet; THENCE South 83°32'41" West a distance of 32.78 feet; THENCE South 76°38'42" West a distance of 126.04 feet to POINT "A"; THENCE South 81°42'02" West a distance of 52.14 feet to the POINT OF BEGINNING; THENCE South 61°14'10" West a distance of 19.77 feet; THENCE South 63°23'46" West a distance of

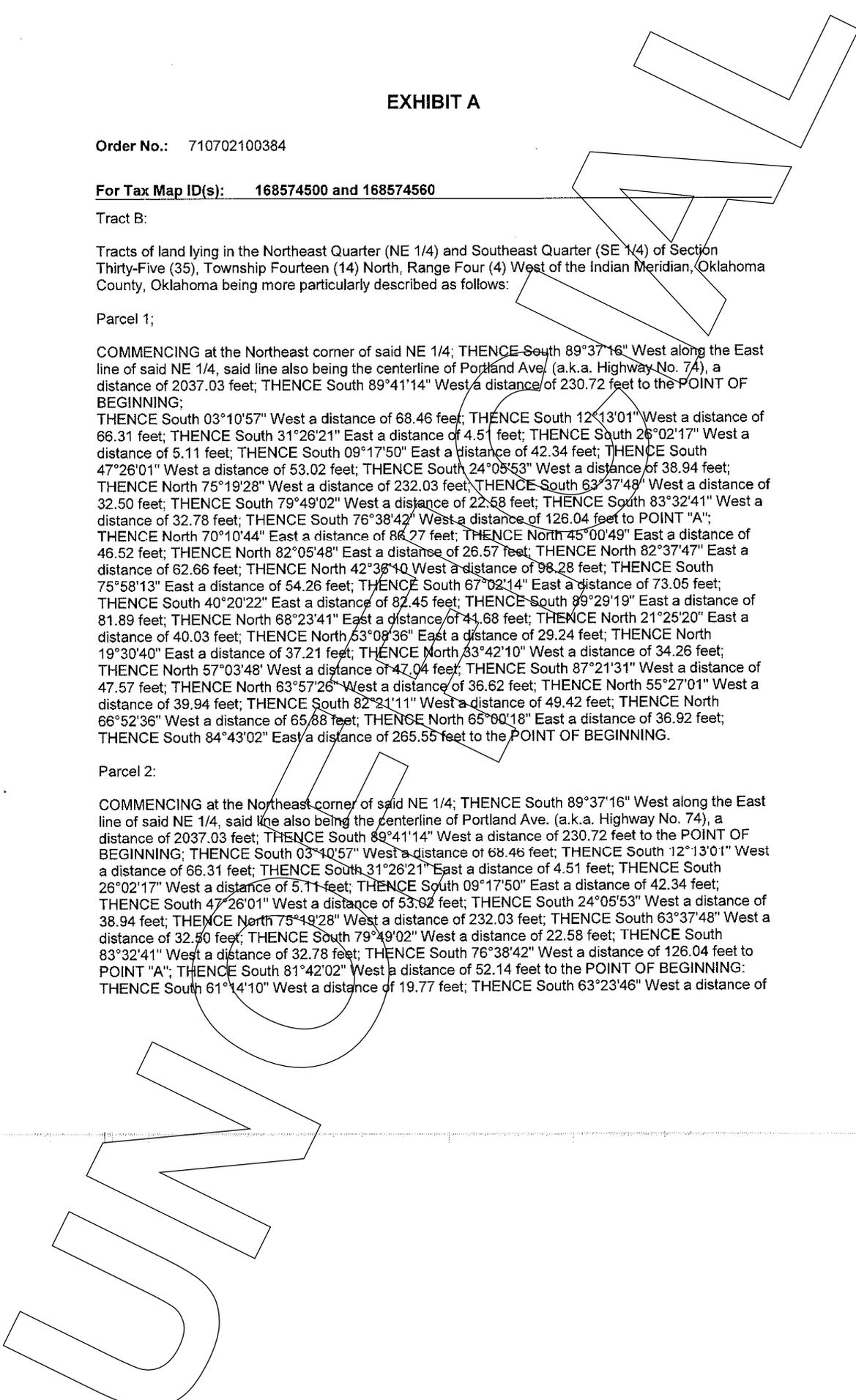


EXHIBIT A
(continued)

153.71 feet; THENCE South 53°55'57" West a distance of 146.75 feet; THENCE South 46°46'45" West a distance of 20.59 feet; THENCE South 38°38'34" West a distance of 195.06 feet; THENCE South 06°20'33" East a distance of 49.45 feet; THENCE South 19°00'40" East a distance of 51.90 feet; THENCE South 06°19'17" East a distance of 61.09 feet; THENCE South 06°44'36" East a distance of 95.09 feet; THENCE South 03°04'28" West a distance of 47.64 feet; THENCE South 23°40'28" West a distance of 56.47 feet; THENCE South 11°43'19" East a distance of 151.35 feet; THENCE South 13°53'57" East a distance of 125.64 feet; THENCE North 68°05'15" West a distance of 44.90 feet; THENCE North 20°23'08" West a distance of 112.65 feet; THENCE North 47°03'33" West a distance of 59.79 feet; THENCE North 15°41'12" East a distance of 44.66 feet; THENCE North 31°09'04" West a distance of 42.30 feet; THENCE South 75°42'23" West a distance of 39.71 feet; THENCE South 46°04'53" West a distance of 17.09 feet; THENCE North 31°20'16" West a distance of 157.45 feet; THENCE South 74°36'41" East a distance of 46.15 feet; THENCE North 01°25'58" East a distance of 47.87 feet; THENCE North 57°01'26" West a distance of 81.32 feet; THENCE North 73°08'57" West a distance of 41.27 feet; THENCE North 77°14'54" West a distance of 65.04 feet; THENCE South 75°10'49" West a distance of 42.09 feet; THENCE North 65°54'29" West a distance of 11.49 feet; THENCE North 57°11'29" West a distance of 35.37 feet; THENCE North 82°14'26" West a distance of 49.55 feet; THENCE North 80°22'11" West a distance of 59.99 feet; THENCE North 59°29'22" West a distance of 50.51 feet; THENCE North 38°05'36" West a distance of 16.21 feet; THENCE North 84°11'14" East a distance of 129.64 feet; THENCE North 40°55'41" East a distance of 47.50 feet; THENCE North 07°07'42" West a distance of 38.58 feet; THENCE North 57°02'35" East a distance of 52.78 feet; THENCE North 19°32'44" East a distance of 39.35 feet; THENCE North 60°51'49" East a distance of 213.76 feet; THENCE North 68°21'05" East a distance of 257.07 feet; THENCE South 67°45'38" East a distance of 33.34 feet; THENCE North 38°25'08" East a distance of 43.22 feet; THENCE North 78°21'11" East a distance of 192.95 feet; THENCE North 81°42'02" East a distance of 85.33 feet to the POINT OF BEGINNING.

Tract C:

A tract of land lying in the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast corner of said NE 1/4, THENCE South 89°37'16" West along the North line of said NE 1/4, said line also being the centerline of N.W. 178th Street, a distance of 2654.06 feet to the Northwest corner of said NE 1/4, THENCE South 00°16'47" East along the West line of said a distance of 801.12 feet; THENCE North 89°43'13" East a distance of 75.09 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 88.79 feet (said curve subtended by a chord which bears North 54°48'41" East a distance of 40.45 feet) with an arc length of 40.81 feet; THENCE South 81°04'07" East a distance of 22.49 feet; THENCE North 81°59'23" East a distance of 29.79 feet to the POINT OF BEGINNING;

THENCE around a curve to the left having a radius of 88.79 feet (said curve subtended by a chord which bears North 54°48'41" East, a distance of 40.45 feet) and an arc length of 40.81 feet; THENCE South 81°04'07" East a distance of 22.49 feet; THENCE North 81°59'23" East a distance of 38.48 feet; THENCE South 22°11'46" East a distance of 14.29 feet; THENCE South 10°33'53" West a distance of 17.76 feet; THENCE South 19°56'34" East a distance of 34.44 feet; THENCE South 51°58'40" East a distance of 71.57 feet; THENCE South 69°43'44" East a distance of 84.71 feet; THENCE South 45°18'44" East a distance of 298.42 feet; THENCE South 63°07'18" East a distance of 57.15 feet; THENCE North 83°43'16" East a distance of 102.80 feet; THENCE North 73°34'09" East a distance of 94.40 feet; THENCE South 69°08'50" East a distance of 53.42 feet; THENCE South 58°16'46" East a distance of 65.83 feet; THENCE South 73°03'41" West a distance of 19.99 feet; THENCE South 25°32'13" West a distance of 133.55 feet; THENCE South 01°01'59" East a distance of 52.65 feet;

EXHIBIT A
(continued)

THENCE South 19°07'50" East a distance of 7.31 feet; THENCE South 01°41'26" East a distance of 12.08 feet; THENCE South 01°32'33" East a distance of 35.45 feet; THENCE South 11°57'05" East a distance of 32.64 feet; THENCE South 07°32'34" East a distance of 11.16 feet; THENCE South 07°58'07" West a distance of 19.50 feet; THENCE South 11°34'13" West a distance of 30.14 feet; THENCE South 44°30'14" East a distance of 24.56 feet; THENCE South 19°27'48" East a distance of 18.81 feet; THENCE South 43°58'49" East a distance of 42.86 feet; THENCE South 12°08'54" East a distance of 40.39 feet; THENCE South 11°16'11" West a distance of 17.70 feet; THENCE South 48°19'08" West a distance of 87.54 feet; THENCE South 01°26'31" East a distance of 75.42 feet; THENCE South 35°53'11" East a distance of 75.10 feet; THENCE South 34°21'52" East a distance of 103.06 feet; THENCE South 63°03'31" East a distance of 6.03 feet; THENCE South 70°17'48" East a distance of 44.54 feet; THENCE South 57°51'59" East a distance of 36.79 feet; THENCE South 54°24'18" East a distance of 19.44 feet; THENCE South 45°12'17" East a distance of 28.38 feet; THENCE South 32°46'08" East a distance of 25.65 feet; THENCE South 25°28'44" East a distance of 34.68 feet; THENCE South 33°12'49" East a distance of 32.53 feet; THENCE South 46°14'52" East a distance of 26.70 feet; THENCE South 63°44'44" East a distance of 24.90 feet; THENCE South 67°13'45" East a distance of 14.67 feet; THENCE South 81°23'25" East a distance of 12.12 feet; THENCE South 57°28'25" East a distance of 21.21 feet; THENCE South 57°28'25" East a distance of 21.21 feet; THENCE South 08°06'35" West a distance of 15.90 feet; THENCE South 03°24'41" West a distance of 21.73 feet; THENCE South 10°31'56" East a distance of 41.98 feet; THENCE South 03°39'28" East a distance of 22.06 feet; THENCE South 85°34'22" East a distance of 78.24 feet; THENCE North 65°21'01" East a distance of 10.37 feet; THENCE North 33°13'11" East a distance of 68.16 feet; THENCE South 56°38'46" East a distance of 61.37 feet; THENCE South 18°07'48" East a distance of 24.11 feet; THENCE South 13°09'49" West a distance of 65.88 feet; THENCE South 24°31'04" West a distance of 62.27 feet; THENCE South 70°59'34" West a distance of 78.02 feet; THENCE South 69°17'01" West a distance of 181.35 feet; THENCE South 73°32'04" West a distance of 193.61 feet; THENCE North 04°56'30" East a distance of 53.56 feet; THENCE North 11°58'54" West a distance of 88.90 feet; THENCE North 21°54'28" West a distance of 72.43 feet; THENCE North 57°14'00" West a distance of 103.47 feet; THENCE North 48°15'56" West a distance of 178.27 feet; THENCE North 30°14'34" West a distance of 65.88 feet; THENCE North 05°02'57" West a distance of 1.50 feet; THENCE North 06°20'42" East a distance of 19.17 feet; THENCE North 39°37'26" West a distance of 6.68 feet; THENCE North 05°02'57" West a distance of 82.82 feet; THENCE North 44°35'44" East a distance of 39.22 feet; THENCE North 47°29'02" East a distance of 73.07 feet; THENCE North 24°12'58" East a distance of 48.37 feet; THENCE North 01°37'22" East a distance of 114.13 feet; THENCE North 23°31'26" West a distance of 67.39 feet; THENCE North 61°55'15" West a distance of 74.17 feet; THENCE North 79°29'52" West a distance of 39.70 feet; THENCE North 85°41'10" West a distance of 67.49 feet; THENCE North 62°59'54" West a distance of 72.68 feet; THENCE North 29°08'46" West a distance of 44.32 feet; THENCE North 03°51'31" West a distance of 56.61 feet; THENCE North 42°06'10" West a distance of 79.54 feet; THENCE North 48°04'00" West a distance of 67.42 feet; THENCE North 29°22'29" West a distance of 24.06 feet; THENCE North 60°01'49" East a distance of 23.75 feet; THENCE South 61°27'21" East a distance of 66.22 feet; THENCE North 72°01'15" East a distance of 32.03 feet; THENCE North 74°18'27" East a distance of 76.04 feet; THENCE North 48°49'39" East a distance of 33.65 feet; THENCE North 43°02'20" East a distance of 56.82 feet; THENCE North 17°59'57" East a distance of 36.34 feet; THENCE North 90°00'00" West a distance of 54.45 feet; THENCE South 77°41'52" West a distance of 70.46 feet; THENCE North 22°33'10" West a distance of 35.90 feet; THENCE North 40°21'48" West a distance of 92.77 feet; THENCE North 64°05'09" West a distance of 50.10 feet; THENCE North 83°04'23" West a distance of 114.11 feet; THENCE North 21°30'39" East a distance of 22.19 feet; THENCE North 86°25'31" East a distance of 16.03 feet; THENCE North 87°21'31" East a distance of 40.72 feet; THENCE North 75°18'34" East a distance of 39.47 feet; THENCE North 69°20'05" East a distance of 35.45 feet; THENCE North 24°54'55" East a distance of 19.31 feet; THENCE North 53°08'36" West a distance of 25.03 feet; THENCE North 73°51'47" West a distance of 74.27 feet; THENCE North 47°37'22" West a distance of 31.82 feet; THENCE North 51°21'13" West a distance of 52.48 feet;

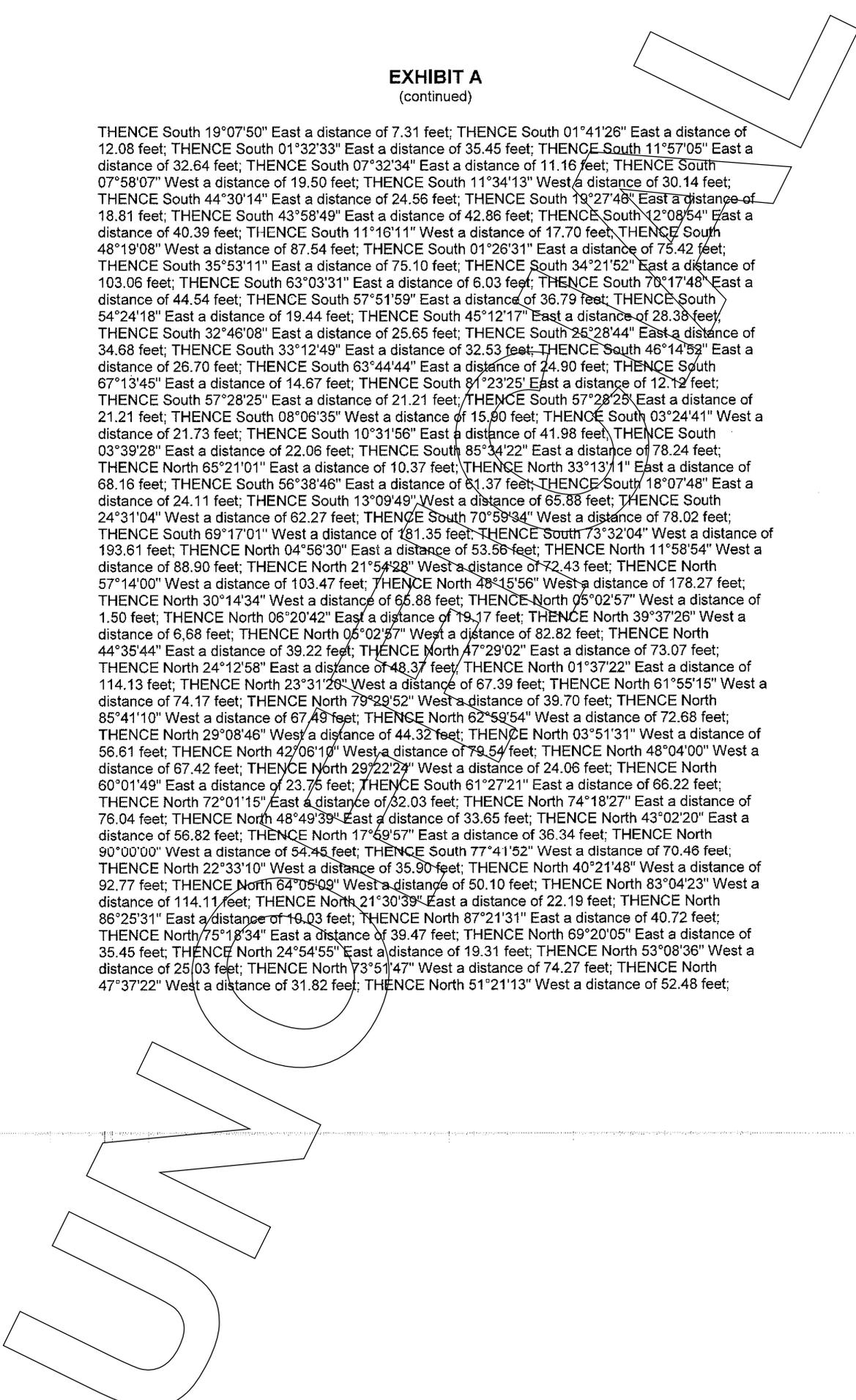


EXHIBIT A
(continued)

THENCE North 29°57'36" East a distance of 110.09 feet to the POINT OF BEGINNING.

Tract D:

Tracts of land lying in the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Parcel 1:

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the North line of said NE 1/4, said line also being the centerline of N.W. 178th Street, a distance of 2654.06 feet to the Northwest corner of said NE 1/4; THENCE South 00°16'47" East along the West line of said N.E. a distance of 698.39 feet; THENCE North 89°43'13" East a distance of 206.14 feet to the POINT OF BEGINNING, said point also being POINT "A"; THENCE North 29°57'36" East a distance of 13.85 feet; THENCE North 82°41'49" East a distance of 129.09 feet; THENCE North 23°11'52" East a distance of 50.77 feet; THENCE North 76°54'28" East a distance of 71.23 feet; THENCE North 60°01'35" East a distance of 60.95 feet; THENCE North 49°47'24" East a distance of 41.22 feet; THENCE South 64°05'18" East a distance of 62.36 feet; THENCE North 83°44'07" East a distance of 89.05 feet; THENCE South 78°11'57" East a distance of 11.37 feet; THENCE South 89°36'03" East a distance of 129.07 feet; THENCE North 82°30'28" East a distance of 86.18 feet; THENCE South 78°54'03" West a distance of 110.11 feet; THENCE South 87°13'02" West a distance of 146.65 feet; THENCE South 86°30'25" West a distance of 118.04 feet; THENCE South 62°28'29" West a distance of 43.22 feet; THENCE South 43°22'38" West a distance of 28.88 feet to a point of curvature; THENCE around a curve to the left having a radius of 24.70 feet (said curve subtended by a chord which bears South 08°37'11" East, a distance of 38.93 feet) and an arc length of 44.83 feet; THENCE South 68°31'57" West a distance of 25.49 feet; THENCE South 87°45'59" West a distance of 79.79 feet; THENCE South 89°19'34" West a distance of 33.06 feet; THENCE around a curve to the right having a radius of 4250.07 feet (said curve subtended by a chord which bears North 90°00'00" West, a distance of 99.96 feet) and an arc length of 99.96 feet; THENCE South 58°12'56" West a distance of 20.82 feet to the POINT OF BEGINNING.

Parcel 2:

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the North line of said NE 1/4, said line also being the centerline of N.W. 178th Street, a distance of 2654.06 feet to the Northwest corner of said NE 1/4; THENCE South 00°16'47" East along the West line of said N.E. a distance of 698.39 feet; THENCE North 89°43'13" East a distance of 206.14 feet to the POINT OF BEGINNING, said point also being POINT "A"; THENCE South 29°57'36" West a distance of 201.75 feet to the POINT OF BEGINNING; THENCE South 51°21'13" East a distance of 52.48 feet; THENCE South 47°37'22" East a distance of 31.82 feet; THENCE South 73°51'47" East a distance of 74.27 feet; THENCE South 53°08'36" East a distance of 25.03 feet; THENCE South 24°54'55" West a distance of 19.31 feet; THENCE South 69°20'05" West a distance of 35.46 feet; THENCE South 75°18'34" West a distance of 39.47 feet; THENCE South 87°21'31" West a distance of 40.72 feet; THENCE South 86°25'31" West a distance of 10.03 feet; THENCE South 21°30'39" West a distance of 22.19 feet; THENCE South 83°04'23" East a distance of 114.11 feet; THENCE South 64°05'09" East a distance of 50.10 feet; THENCE South 40°21'48" East a distance of 92.77 feet; THENCE South 22°33'10" East a distance of 35.90 feet; THENCE North 77°41'52" East a distance of 70.46 feet; THENCE North 90°00'00" East a distance of 54.45 feet; THENCE South 17°59'57" West a distance of 36.34 feet; THENCE South 43°02'20" West a distance of 56.82 feet; THENCE South 48°49'39" West a distance of 33.65 feet; THENCE South 74°18'27" West a distance of 76.04 feet; THENCE South 72°01'15" West a distance of 32.03 feet;

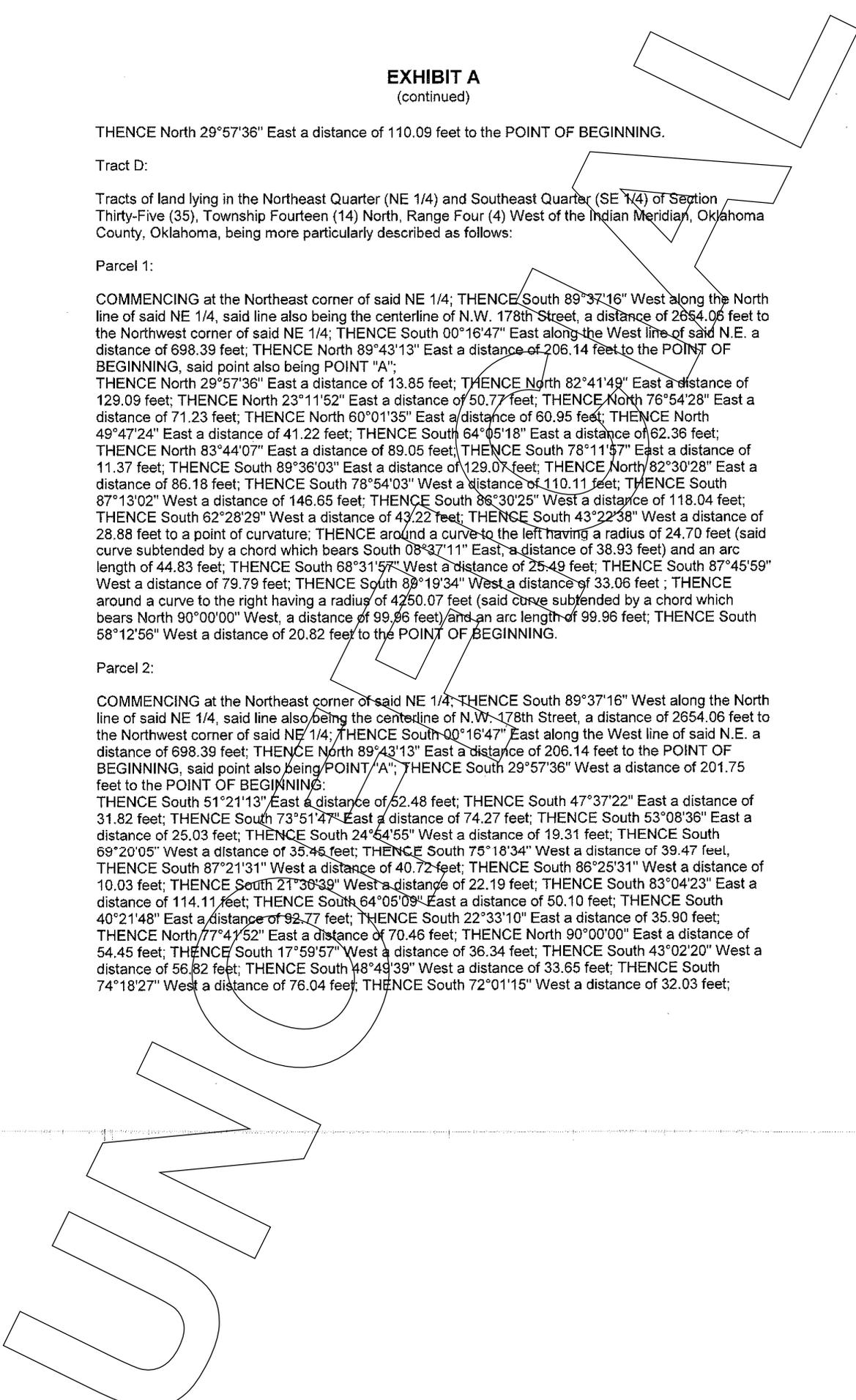


EXHIBIT A
(continued)

THENCE North 61°27'21" West a distance of 66.22 feet; THENCE South 60°01'49" West a distance of 23.75 feet; THENCE South 29°22'24" East a distance of 24.06 feet; THENCE South 48°04'00" East a distance of 67.42 feet; THENCE South 42°06'10" East a distance of 79.54 feet; THENCE South 03°51'31" East a distance of 56.61 feet; THENCE South 29°08'46" East a distance of 44.32 feet; THENCE South 62°59'54" East a distance of 72.68 feet; THENCE South 85°41'10" East a distance of 67.49 feet; THENCE South 79°29'52" East a distance of 39.70 feet; THENCE South 61°55'15" East a distance of 74.17 feet; THENCE South 23°31'20" East a distance of 67.39 feet; THENCE South 01°37'22" West a distance of 114.13 feet; THENCE South 24°12'58" West a distance of 48.37 feet; THENCE South 47°29'02" West a distance of 73.07 feet; THENCE South 44°35'44" West a distance of 39.22 feet; THENCE South 05°02'57" East a distance of 82.82 feet to POINT "B"; THENCE North 39°37'26" West a distance of 386.98 feet; THENCE North 18°37'55" West a distance of 572.68 feet; THENCE North 00°57'51" West a distance of 206.84 feet; THENCE North 29°57'36" East a distance of 22.10 feet to the POINT OF BEGINNING.

Parcel 3:

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the North line of said NE 1/4, said line also being the centerline of N.W. 178th Street, a distance of 2654.06 feet to the Northwest corner of said NE 1/4; THENCE South 00°16'47" East along the West line of said N.E. a distance of 698.39 feet; THENCE North 89°43'13" East a distance of 206.14 feet to the POINT OF BEGINNING, said point also being POINT "A"; THENCE South 29°57'36" West a distance of 201.75 feet to the POINT OF BEGINNING:
THENCE South 51°21'13" East a distance of 52.48 feet; THENCE South 47°37'22" East a distance of 31.82 feet; THENCE South 73°51'47" East a distance of 74.27 feet; THENCE South 53°08'36" East a distance of 25.03 feet; THENCE South 24°54'55" West a distance of 19.31 feet; THENCE South 69°20'05" West a distance of 35.45 feet; THENCE South 75°18'34" West a distance of 39.47 feet; THENCE South 87°21'31" West a distance of 40.72 feet; THENCE South 86°25'31" West a distance of 10.03 feet; THENCE South 21°30'39" West a distance of 22.19 feet; THENCE South 83°04'23" East a distance of 114.11 feet; THENCE South 64°05'09" East a distance of 50.10 feet; THENCE South 40°21'48" East a distance of 92.77 feet; THENCE South 22°33'10" East a distance of 35.90 feet; THENCE North 77°41'52" East a distance of 70.46 feet; THENCE North 90°00'00" East a distance of 54.45 feet; THENCE South 17°59'57" West a distance of 36.34 feet; THENCE South 43°02'20" West a distance of 56.82 feet; THENCE South 48°49'39" West a distance of 33.65 feet; THENCE South 74°18'27" West a distance of 76.04 feet; THENCE South 72°01'15" West a distance of 32.03 feet; THENCE North 61°27'21" West a distance of 66.22 feet; THENCE South 60°01'49" West a distance of 23.75 feet; THENCE South 29°22'24" East a distance of 24.06 feet; THENCE South 48°04'00" East a distance of 67.42 feet; THENCE South 42°06'10" East a distance of 79.54 feet; THENCE South 03°51'31" East a distance of 56.61 feet; THENCE South 29°08'46" East a distance of 44.32 feet; THENCE South 62°59'54" East a distance of 72.68 feet; THENCE South 85°41'10" East a distance of 67.49 feet; THENCE South 79°29'52" East a distance of 39.70 feet; THENCE South 61°55'15" East a distance of 74.17 feet; THENCE South 23°31'20" East a distance of 67.39 feet; THENCE South 01°37'22" West a distance of 114.13 feet; THENCE South 24°12'58" West a distance of 48.37 feet; THENCE South 47°29'02" West a distance of 73.07 feet; THENCE South 44°35'44" West a distance of 39.22 feet; THENCE South 05°02'57" East a distance of 82.82 feet to POINT "B"; THENCE South 30°14'34" East a distance of 65.88 feet; THENCE South 48°15'56" East a distance of 178.27 feet; THENCE South 57°14'00" East a distance of 103.47 feet; THENCE South 21°54'28" East a distance of 72.43 feet; THENCE South 11°58'54" East a distance of 88.90 feet; THENCE South 04°56'30" West a distance of 53.56 feet; THENCE North 73°32'04" East a distance of 193.61 feet; THENCE North 69°17'01" East a distance of 181.35 feet; THENCE North 70°59'34" East a distance of 78.02 feet; THENCE North 24°31'04" East a distance of 62.27 feet; THENCE North 13°09'49" East a distance of 65.88 feet; THENCE North 18°07'48" West a distance of 24.11 feet; THENCE North 56°38'46" West a distance of 61.37 feet; THENCE North 33°22'45" West a distance of 40.91 feet; THENCE North

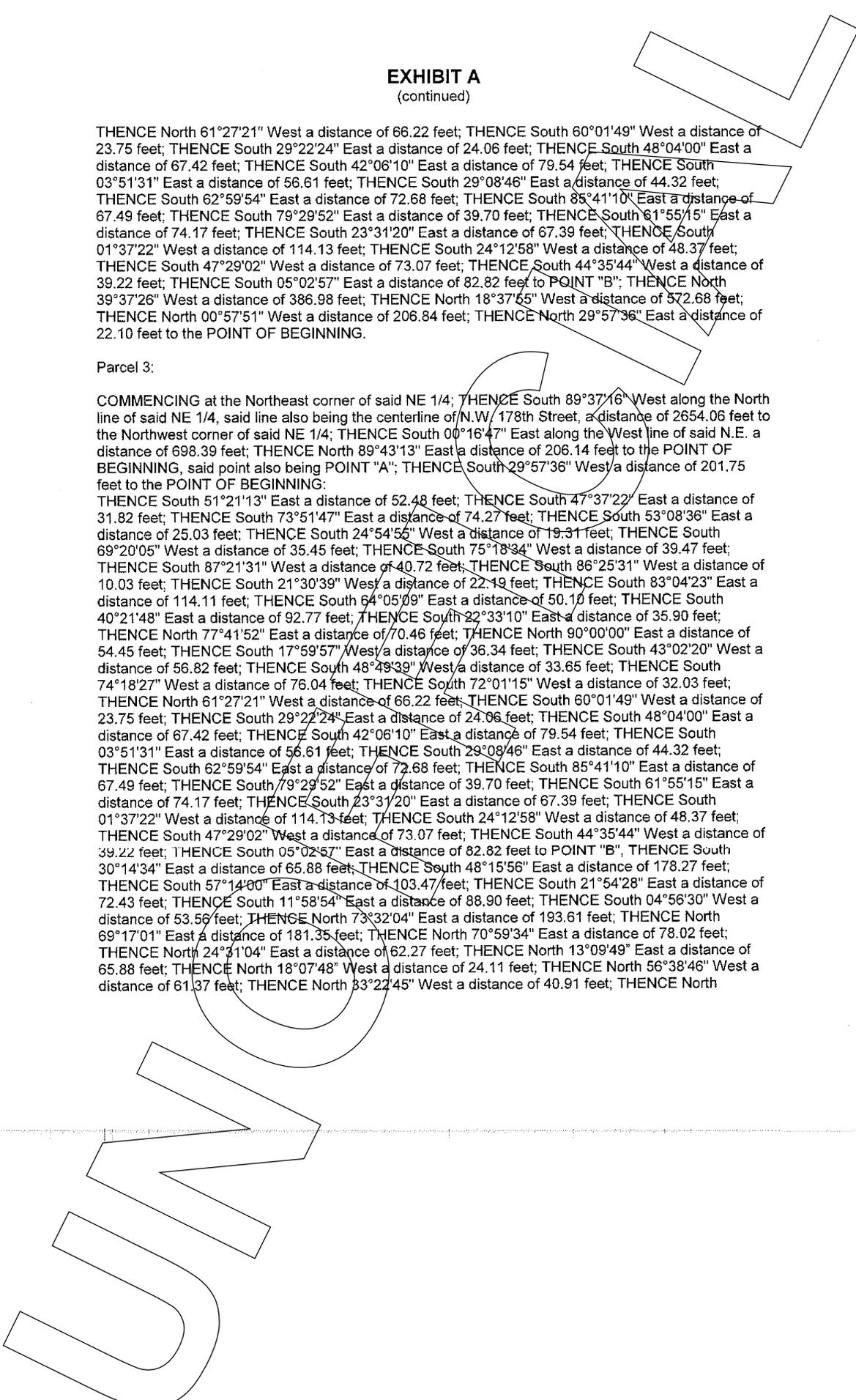


EXHIBIT A
(continued)

04°22'33" East a distance of 87.87 feet; THENCE North 24°53'05" East a distance of 81.75 feet; THENCE North 25°37'48" East a distance of 127.86 feet; THENCE North 58°35'12" East a distance of 80.81 feet; THENCE North 13°35'50" East a distance of 124.37 feet; THENCE North 36°14'58" East a distance of 97.39 feet; THENCE North 71°22'00" East a distance of 37.36 feet; THENCE North 24°24'59" East a distance of 106.27 feet; THENCE North 87°58'25" East a distance of 48.22 feet; THENCE South 53°08'36" East a distance of 127.92 feet; THENCE South 43°27'56" East a distance of 66.96 feet; THENCE South 79°36'58" West a distance of 52.03 feet; THENCE South 02°43'39" East a distance of 26.89 feet; THENCE South 52°50'32" East a distance of 97.39 feet; THENCE South 65°13'57" East a distance of 33.99 feet; THENCE South 77°54'39" East a distance of 49.27 feet; THENCE North 56°30'19" East a distance of 74.80 feet; THENCE South 71°49'48" East a distance of 30.33 feet; THENCE South 51°14'53" East a distance of 36.41 feet; THENCE North 83°01'20" East a distance of 42.47 feet; THENCE South 34°42'29" East a distance of 34.00 feet; THENCE South 37°19'02" East a distance of 34.06 feet; THENCE North 44°15'24" East a distance of 83.19 feet; THENCE North 07°14'26" West a distance of 27.46 feet; THENCE North 46°33'43" West a distance of 33.96 feet; THENCE North 09°11'36" East a distance of 29.79 feet; THENCE North 80°01'49" East a distance of 51.94 feet; THENCE North 73°20'59" East a distance of 57.35 feet; THENCE South 08°38'28" East a distance of 34.56 feet; THENCE South 70°34'07" East a distance of 54.60 feet; THENCE South 69°14'13" East a distance of 53.67 feet; THENCE North 45°49'54" East a distance of 18.26 feet; THENCE North 07°41'59" East a distance of 32.67 feet; THENCE North 29°45'24" East a distance of 28.22 feet; THENCE North 06°16'26" West a distance of 40.05 feet; THENCE North 17°03'52" East a distance of 40.27 feet; THENCE North 12°12'22" East a distance of 33.12 feet; THENCE North 60°21'43" East a distance of 32.73 feet; THENCE South 83°23'23" East a distance of 30.40 feet; THENCE South 21°48'39" East a distance of 28.27 feet; THENCE South 17°34'05" East a distance of 36.25 feet; THENCE North 83°12'51" East a distance of 18.51 feet; THENCE North 08°38'49" East a distance of 55.31 feet; THENCE North 68°42'29" East a distance of 40.07 feet; THENCE North 87°48'07" East a distance of 36.87 feet; THENCE North 62°06'51" East a distance of 16.84 feet; THENCE North 32°40'39" East a distance of 20.94 feet; THENCE South 12°57'26" West a distance of 65.07 feet; THENCE around a curve to the left having a radius of 7489.44 feet (said curve subtended by a chord which bears South 08°25'12" West a distance of 36.45 feet) and an arc length of 36.45 feet; THENCE South 08°33'08" West a distance of 62.82 feet; THENCE South 08°08'50" East a distance of 104.40 feet; THENCE South 08°33'08" West a distance of 200.00 feet; THENCE South 20°38'55" West a distance of 95.44 feet to POINT "C"; THENCE North 81°49'26" West a distance of 58.55 feet; THENCE North 60°01'49" West a distance of 49.96 feet; THENCE North 26°24'49" West a distance of 136.16 feet; THENCE North 49°34'37" West a distance of 77.68 feet; THENCE North 51°21'13" West a distance of 115.23 feet; THENCE South 55°47'50" West a distance of 108.81 feet; THENCE South 10°34'15" West a distance of 164.63 feet; THENCE South 30°32'30" West a distance of 177.68 feet; THENCE South 60°40'59" West a distance of 291.16 feet; THENCE South 76°34'00" West a distance of 339.60 feet; THENCE South 70°50'06" West a distance of 553.95 feet; THENCE South 60°27'42" West a distance of 116.13 feet to POINT "D"; THENCE North 38°05'36" West a distance of 373.36 feet; THENCE North 06°20'42" East a distance of 218.49 feet; THENCE South 05°02'57" East a distance of 1.50 feet to the POINT OF BEGINNING.

Parcel 4:

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the North line of said NE 1/4, said line also being the centerline of N.W. 178th Street, a distance of 2654.06 feet to the Northwest corner of said NE 1/4; THENCE South 00°16'47" East along the West line of said N.E. a distance of 698.39 feet; THENCE North 89°43'13" East a distance of 206.14 feet to the POINT OF BEGINNING, said point also being POINT "A"; THENCE South 29°57'36" West a distance of 201.75 feet to the POINT OF BEGINNING; THENCE South 51°21'13" East a distance of 52.48 feet; THENCE South 47°37'22" East a distance of 31.82 feet; THENCE South 73°51'47" East a distance of 74.27 feet; THENCE South 53°08'36" East a

EXHIBIT A
(continued)

distance of 25.03 feet; THENCE South 24°54'55" West a distance of 19.31 feet; THENCE South 69°20'05" West a distance of 35.45 feet; THENCE South 75°18'34" West a distance of 39.47 feet; THENCE South 87°21'31" West a distance of 40.72 feet; THENCE South 86°25'31" West a distance of 10.03 feet; THENCE South 21°30'39" West a distance of 22.19 feet; THENCE South 83°04'23" East a distance of 114.11 feet; THENCE South 64°05'09" East a distance of 50.10 feet; THENCE South 40°21'48" East a distance of 92.77 feet; THENCE South 22°33'10" East a distance of 35.90 feet; THENCE North 77°41'52" East a distance of 70.46 feet; THENCE North 90°00'00" East a distance of 54.45 feet; THENCE South 17°59'57" West a distance of 36.34 feet; THENCE South 43°02'20" West a distance of 56.82 feet; THENCE South 48°49'39" West a distance of 33.65 feet; THENCE South 74°18'27" West a distance of 76.04 feet; THENCE South 72°01'15" West a distance of 32.03 feet; THENCE North 61°27'21" West a distance of 66.22 feet; THENCE South 60°01'49" West a distance of 23.75 feet; THENCE South 29°22'24" East a distance of 24.06 feet; THENCE South 48°04'00" East a distance of 67.42 feet; THENCE South 42°06'10" East a distance of 79.54 feet; THENCE South 03°51'31" East a distance of 56.61 feet; THENCE South 29°08'46" East a distance of 44.32 feet; THENCE South 62°59'54" East a distance of 72.68 feet; THENCE South 85°41'10" East a distance of 67.49 feet; THENCE South 79°29'52" East a distance of 38.70 feet; THENCE South 61°55'15" East a distance of 74.17 feet; THENCE South 23°31'20" East a distance of 67.39 feet; THENCE South 01°37'22" West a distance of 114.13 feet; THENCE South 24°12'58" West a distance of 48.37 feet; THENCE South 47°29'02" West a distance of 73.07 feet; THENCE South 44°35'44" West a distance of 39.22 feet; THENCE South 05°02'57" East a distance of 82.82 feet to POINT "B"; THENCE South 30°14'34" East a distance of 65.88 feet; THENCE South 48°15'56" East a distance of 178.27 feet; THENCE South 57°14'00" East a distance of 103.47 feet; THENCE South 21°54'28" East a distance of 72.43 feet; THENCE South 11°58'54" East a distance of 88.90 feet; THENCE South 04°56'30" West a distance of 53.56 feet; THENCE North 73°32'04" East a distance of 193.61 feet; THENCE North 69°17'01" East a distance of 181.35 feet; THENCE North 70°59'34" East a distance of 78.02 feet; THENCE North 24°31'04" East a distance of 62.27 feet; THENCE North 13°09'49" East a distance of 65.88 feet; THENCE North 18°07'48" West a distance of 24.11 feet; THENCE North 56°38'46" West a distance of 61.37 feet; THENCE North 33°22'45" West a distance of 40.91 feet; THENCE North 04°22'33" East a distance of 87.87 feet; THENCE North 24°53'05" East a distance of 81.75 feet; THENCE North 25°37'48" East a distance of 127.86 feet; THENCE North 58°35'12" East a distance of 80.81 feet; THENCE North 13°35'50" East a distance of 124.37 feet; THENCE North 36°14'58" East a distance of 97.39 feet; THENCE North 71°22'00" East a distance of 37.36 feet; THENCE North 24°24'59" East a distance of 106.27 feet; THENCE North 87°58'25" East a distance of 48.22 feet; THENCE South 53°08'36" East a distance of 127.92 feet; THENCE South 43°27'56" East a distance of 66.96 feet; THENCE South 79°36'58" West a distance of 52.03 feet; THENCE South 02°43'39" East a distance of 26.89 feet; THENCE South 52°50'32" East a distance of 97.39 feet; THENCE South 65°13'57" East a distance of 33.99 feet; THENCE South 77°54'39" East a distance of 49.27 feet; THENCE North 56°30'19" East a distance of 74.80 feet; THENCE South 71°49'48" East a distance of 30.33 feet; THENCE South 51°14'53" East a distance of 36.41 feet; THENCE North 83°01'20" East a distance of 42.47 feet; THENCE South 34°42'29" East a distance of 34.00 feet; THENCE South 37°19'02" East a distance of 34.06 feet; THENCE North 44°15'24" East a distance of 83.19 feet; THENCE North 07°14'26" West a distance of 27.46 feet; THENCE North 46°33'43" West a distance of 33.96 feet; THENCE North 09°11'36" East a distance of 29.79 feet; THENCE North 60°01'49" East a distance of 51.94 feet; THENCE North 73°20'59" East a distance of 57.35 feet; THENCE South 08°38'28" East a distance of 34.56 feet; THENCE South 70°34'07" East a distance of 54.60 feet; THENCE South 69°14'13" East a distance of 53.67 feet; THENCE North 45°49'54" East a distance of 18.26 feet; THENCE North 07°41'59" East a distance of 32.67 feet; THENCE North 29°45'24" East a distance of 28.22 feet; THENCE North 06°16'26" West a distance of 40.05 feet; THENCE North 17°03'52" East a distance of 40.27 feet; THENCE North 12°12'22" East a distance of 33.12 feet; THENCE North 60°21'43" East a distance of 32.73 feet; THENCE South 83°23'23" East a distance of 30.40 feet; THENCE South 21°48'39" East a distance of 28.27 feet; THENCE South 17°34'05" East a distance of 36.25 feet; THENCE North 83°12'51" East a distance of 18.51 feet; THENCE North

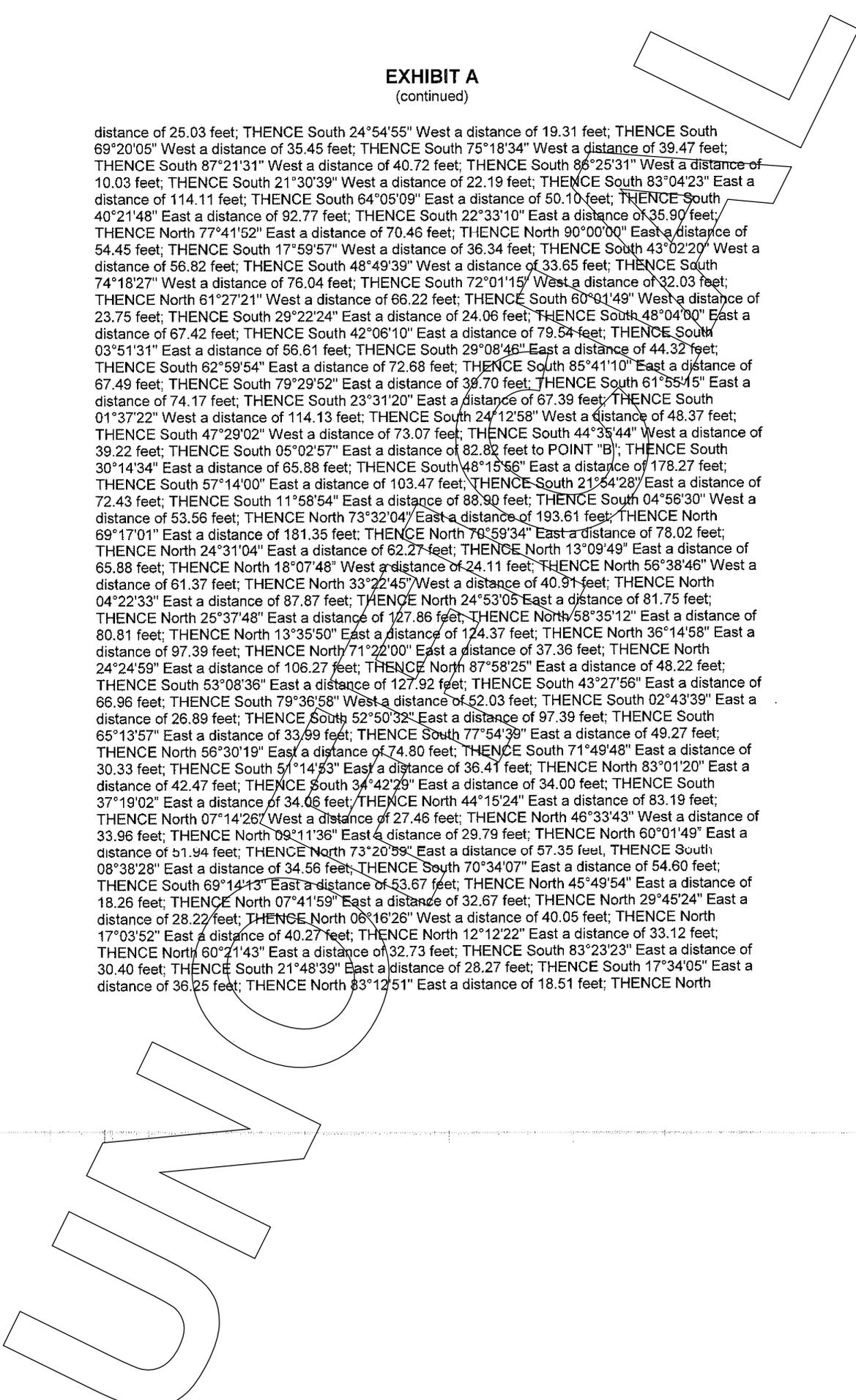


EXHIBIT A
(continued)

08°38'49" East a distance of 55.31 feet; THENCE North 68°12'29" East a distance of 40.07 feet; THENCE North 87°48'07" East a distance of 36.87 feet; THENCE North 62°06'51" East a distance of 16.84 feet; THENCE North 32°40'39" East a distance of 20.94 feet; THENCE South 12°57'26" West a distance of 65.07 feet; THENCE around a curve to the left having a radius of 7489.44 feet (said curve subtended by a chord which bears South 08°25'12" West a distance of 36.45 feet) and an arc length of 36.45 feet; THENCE South 08°33'08" West a distance of 62.82 feet; THENCE South 08°08'50" East a distance of 104.40 feet; THENCE South 08°33'08" West a distance of 200.00 feet; THENCE South 20°38'55" West a distance of 95.44 feet to POINT "C"; THENCE around a curve to the left having a radius of 7779.44 feet (said curve subtended by a chord which bears South 07°46'15" West a distance of 210.78 feet) with an arc length of 210.79 feet; THENCE North 83°00'20" West a distance of 22.88 feet to the POINT OF BEGINNING;

THENCE South 19°30'40" West a distance of 37.21 feet; THENCE South 53°08'36" West a distance of 29.24 feet; THENCE South 21°25'20" West a distance of 40.03 feet; THENCE South 68°23'41" West a distance of 41.68 feet; THENCE North 89°29'19" West a distance of 81.89 feet; THENCE North 40°20'22" West a distance of 82.45 feet; THENCE North 67°02'14" West a distance of 73.05 feet; THENCE North 75°58'13" West a distance of 54.26 feet; THENCE South 42°36'10" East a distance of 98.28 feet; THENCE South 82°37'47" West a distance of 62.66 feet; THENCE South 82°05'48" West a distance of 26.57 feet; THENCE South 45°00'49" West a distance of 46.52 feet; THENCE South 70°10'44" West a distance of 86.27 feet; THENCE South 81°42'02" West a distance of 137.47 feet; THENCE South 78°21'11" West a distance of 172.99 feet; THENCE North 72°43'02" East a distance of 32.00 feet; THENCE North 77°14'02" East a distance of 201.54 feet; THENCE North 51°51'22" East a distance of 119.19 feet; THENCE North 34°24'42" East a distance of 180.08 feet; THENCE North 67°03'21" East a distance of 88.82 feet; THENCE South 66°52'36" East a distance of 65.88 feet; THENCE North 82°21'11" East a distance of 49.42 feet; THENCE South 55°27'01" East a distance of 39.94 feet; THENCE South 63°57'26" East a distance of 36.62 feet; THENCE North 87°21'31" East a distance of 47.57 feet; THENCE South 57°03'48" East a distance of 47.04 feet; THENCE South 33°42'10" East a distance of 34.26 feet to the POINT OF BEGINNING.

Parcel 5:

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the North line of said NE 1/4, said line also being the centerline of M.V. 178th Street, a distance of 2654.06 feet to the Northwest corner of said NE 1/4; THENCE South 00°16'47" East along the West line of said N.E. a distance of 698.39 feet; THENCE North 89°43'13" East a distance of 206.14 feet to the POINT OF BEGINNING, said point also being POINT "A"; THENCE South 29°57'36" West a distance of 201.75 feet to the POINT OF BEGINNING;

THENCE South 51°21'13" East a distance of 52.48 feet; THENCE South 47°37'22" East a distance of 31.82 feet; THENCE South 73°51'47" East a distance of 74.27 feet; THENCE South 53°08'36" East a distance of 25.03 feet; THENCE South 24°54'53" West a distance of 19.31 feet; THENCE South 69°20'05" West a distance of 35.45 feet; THENCE South 75°18'34" West a distance of 39.47 feet; THENCE South 87°21'31" West a distance of 40.72 feet; THENCE South 86°25'31" West a distance of 10.03 feet; THENCE South 21°30'39" West a distance of 22.19 feet; THENCE South 83°04'23" East a distance of 114.11 feet; THENCE South 64°05'09" East a distance of 50.10 feet; THENCE South 40°21'48" East a distance of 92.77 feet; THENCE South 22°33'10" East a distance of 35.90 feet; THENCE North 77°41'52" East a distance of 70.46 feet; THENCE North 90°00'00" East a distance of 54.45 feet; THENCE South 17°59'57" West a distance of 36.34 feet; THENCE South 43°02'20" West a distance of 56.82 feet; THENCE South 48°49'39" West a distance of 33.65 feet; THENCE South 74°18'27" West a distance of 76.04 feet; THENCE South 72°01'15" West a distance of 32.03 feet; THENCE North 61°27'21" West a distance of 66.22 feet; THENCE South 60°01'49" West a distance of 23.75 feet; THENCE South 29°22'24" East a distance of 24.06 feet; THENCE South 48°04'00" East a distance of 67.42 feet; THENCE South 42°06'10" East a distance of 79.54 feet; THENCE South 03°51'31" East a distance of 56.61 feet; THENCE South 29°08'46" East a distance of 44.32 feet;

EXHIBIT A
(continued)

THENCE South 62°59'54" East a distance of 72.68 feet; THENCE South 85°41'10" East a distance of 67.49 feet; THENCE South 79°29'52" East a distance of 39.70 feet; THENCE South 61°55'15" East a distance of 74.17 feet; THENCE South 23°31'20" East a distance of 67.39 feet; THENCE South 01°37'22" West a distance of 114.13 feet; THENCE South 24°12'58" West a distance of 48.37 feet; THENCE South 47°29'02" West a distance of 73.07 feet; THENCE South 44°35'44" West a distance of 39.22 feet; THENCE South 05°02'57" East a distance of 82.82 feet to POINT "B"; THENCE South 30°14'34" East a distance of 65.88 feet; THENCE South 48°15'56" East a distance of 178.27 feet; THENCE South 57°14'00" East a distance of 103.47 feet; THENCE South 21°54'28" East a distance of 72.43 feet; THENCE South 11°58'54" East a distance of 88.90 feet; THENCE South 04°56'30" West a distance of 53.56 feet; THENCE North 73°32'04" East a distance of 193.61 feet; THENCE North 69°17'01" East a distance of 181.35 feet; THENCE North 70°59'34" East a distance of 78.02 feet; THENCE North 24°31'04" East a distance of 62.27 feet; THENCE North 13°09'49" East a distance of 65.88 feet; THENCE North 18°07'48" West a distance of 24.11 feet; THENCE North 56°38'46" West a distance of 61.37 feet; THENCE North 33°22'45" West a distance of 40.91 feet; THENCE North 04°22'33" East a distance of 87.87 feet; THENCE North 24°53'05" East a distance of 81.75 feet; THENCE North 25°37'48" East a distance of 127.86 feet; THENCE North 58°35'12" East a distance of 80.81 feet; THENCE North 13°35'50" East a distance of 124.37 feet; THENCE North 36°14'58" East a distance of 97.39 feet; THENCE North 71°22'00" East a distance of 37.36 feet; THENCE North 24°24'59" East a distance of 106.27 feet; THENCE North 87°58'25" East a distance of 48.22 feet; THENCE South 53°08'36" East a distance of 127.92 feet; THENCE South 43°27'56" East a distance of 66.96 feet; THENCE South 79°36'58" West a distance of 52.03 feet; THENCE South 02°43'39" East a distance of 26.89 feet; THENCE South 52°50'32" East a distance of 97.39 feet; THENCE South 65°13'57" East a distance of 33.99 feet; THENCE South 77°54'39" East a distance of 49.27 feet; THENCE North 56°30'19" East a distance of 74.80 feet; THENCE South 71°49'48" East a distance of 30.33 feet; THENCE South 51°14'53" East a distance of 36.41 feet; THENCE North 83°01'20" East a distance of 42.47 feet; THENCE South 34°42'29" East a distance of 34.00 feet; THENCE South 37°19'02" East a distance of 34.06 feet; THENCE North 44°15'24" East a distance of 83.19 feet; THENCE North 07°14'26" West a distance of 27.46 feet; THENCE North 46°33'43" West a distance of 33.96 feet; THENCE North 09°11'36" East a distance of 29.79 feet; THENCE North 60°01'49" East a distance of 51.94 feet; THENCE North 73°20'59" East a distance of 57.35 feet; THENCE South 08°38'28" East a distance of 34.56 feet; THENCE South 70°34'07" East a distance of 54.60 feet; THENCE South 69°14'13" East a distance of 53.67 feet; THENCE North 45°49'54" East a distance of 18.26 feet; THENCE North 07°41'59" East a distance of 32.67 feet; THENCE North 29°45'24" East a distance of 28.22 feet; THENCE North 06°16'26" West a distance of 40.05 feet; THENCE North 17°03'52" East a distance of 40.27 feet; THENCE North 12°12'22" East a distance of 33.12 feet; THENCE North 60°21'43" East a distance of 32.73 feet; THENCE South 83°23'23" East a distance of 30.40 feet; THENCE South 21°48'39" East a distance of 28.27 feet; THENCE South 17°34'05" East a distance of 36.25 feet; THENCE North 83°12'51" East a distance of 18.51 feet; THENCE North 08°38'49" East a distance of 55.31 feet; THENCE North 68°12'29" East a distance of 40.07 feet; THENCE North 87°48'07" East a distance of 36.87 feet; THENCE North 62°06'51" East a distance of 16.84 feet; THENCE North 32°40'39" East a distance of 20.94 feet; THENCE South 12°57'26" West a distance of 65.07 feet; THENCE around a curve to the left having a radius of 7489.44 feet (said curve subtended by a chord which bears South 06°25'12" West a distance of 36.45 feet) and an arc length of 36.45 feet; THENCE South 08°33'08" West a distance of 62.82 feet; THENCE South 08°08'50" East a distance of 104.40 feet; THENCE South 08°33'08" West a distance of 200.00 feet; THENCE South 20°38'55" West a distance of 95.44 feet to POINT "C"; THENCE North 81°49'26" West a distance of 58.55 feet; THENCE North 60°01'49" West a distance of 49.96 feet; THENCE North 26°24'49" West a distance of 136.16 feet; THENCE North 49°34'37" West a distance of 77.68 feet; THENCE North 51°21'13" West a distance of 115.23 feet; THENCE South 55°47'50" West a distance of 108.81 feet; THENCE South 10°34'15" West a distance of 164.63 feet; THENCE South 30°32'30" West a distance of 177.68 feet; THENCE South 60°40'55" West a distance of 291.16 feet; THENCE South 76°34'00" West a distance of 389.60 feet; THENCE South 70°50'06" West a distance of 553.95 feet; THENCE South

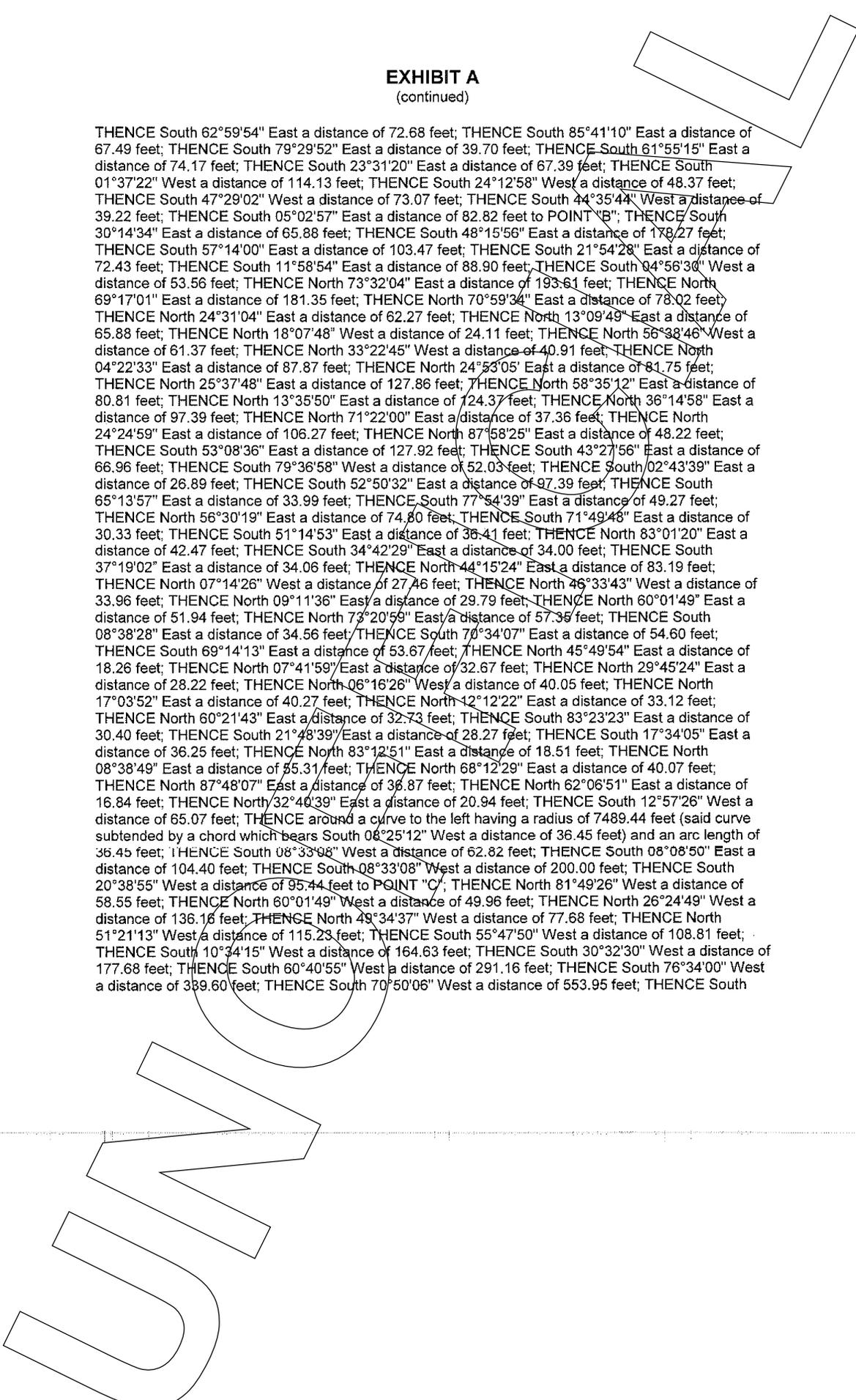


EXHIBIT A
(continued)

60°27'42" West a distance of 116.13 feet to POINT "D"; THENCE South 38°05'36" East a distance of 197.64 feet to the POINT OF BEGINNING;
THENCE North 85°33'45" East a distance of 83.77 feet; THENCE North 65°53'46" East a distance of 97.40 feet; THENCE North 61°08'56" East a distance of 122.77 feet; THENCE North 64°20'57" East a distance of 122.80 feet; THENCE North 65°04'43" East a distance of 69.87 feet; THENCE South 24°55'17" East a distance of 1.46 feet; THENCE South 60°51'49" West a distance of 213.76 feet; THENCE South 19°32'44" West a distance of 39.35 feet; THENCE South 57°02'35" West a distance of 52.78 feet; THENCE South 07°07'42" East a distance of 38.58 feet; THENCE South 40°55'41" West a distance of 47.50 feet; THENCE South 84°11'14" West a distance of 129.64 feet to POINT "E"; THENCE North 38°05'36" West a distance of 89.44 feet to the POINT OF BEGINNING.

Parcel 6:

COMMENCING at the Northeast corner of said NE 1/4; THENCE South 89°37'16" West along the North line of said NE 1/4, said line also being the centerline of N.W. 178th Street, a distance of 2654.06 feet to the Northwest corner of said NE 1/4; THENCE South 00°16'47" East along the West line of said N.E. a distance of 698.39 feet; THENCE North 89°43'13" East a distance of 206.14 feet to the POINT OF BEGINNING, said point also being POINT "A"; THENCE South 29°57'36" West a distance of 201.75 feet to the POINT OF BEGINNING:
THENCE South 51°21'13" East a distance of 52.48 feet; THENCE South 47°37'22" East a distance of 31.82 feet; THENCE South 73°51'47" East a distance of 74.27 feet; THENCE South 53°08'36" East a distance of 25.03 feet; THENCE South 24°54'55" West a distance of 19.31 feet; THENCE South 69°20'05" West a distance of 35.45 feet; THENCE South 75°18'34" West a distance of 39.47 feet; THENCE South 87°21'31" West a distance of 40.72 feet; THENCE South 86°25'31" West a distance of 10.03 feet; THENCE South 21°30'39" West a distance of 22.19 feet; THENCE South 83°04'23" East a distance of 114.11 feet; THENCE South 64°05'09" East a distance of 50.10 feet; THENCE South 40°21'48" East a distance of 92.77 feet; THENCE South 22°33'10" East a distance of 35.90 feet; THENCE North 77°41'52" East a distance of 70.46 feet; THENCE North 90°00'00" East a distance of 54.45 feet; THENCE South 17°59'57" West a distance of 36.34 feet; THENCE South 43°02'20" West a distance of 56.82 feet; THENCE South 48°49'39" West a distance of 33.65 feet; THENCE South 74°18'27" West a distance of 76.04 feet; THENCE South 72°01'15" West a distance of 32.03 feet; THENCE North 61°27'21" West a distance of 66.22 feet; THENCE South 60°01'49" West a distance of 23.75 feet; THENCE South 29°22'24" East a distance of 24.06 feet; THENCE South 48°04'00" East a distance of 67.42 feet; THENCE South 42°06'10" East a distance of 79.54 feet; THENCE South 03°51'31" East a distance of 56.61 feet; THENCE South 29°08'46" East a distance of 44.32 feet; THENCE South 62°59'54" East a distance of 72.68 feet; THENCE South 85°41'10" East a distance of 67.49 feet; THENCE South 79°29'52" East a distance of 39.70 feet; THENCE South 61°55'15" East a distance of 74.17 feet; THENCE South 23°31'20" East a distance of 67.39 feet; THENCE South 01°37'22" West a distance of 114.13 feet; THENCE South 24°12'58" West a distance of 48.37 feet; THENCE South 47°29'02" West a distance of 73.07 feet; THENCE South 44°35'44" West a distance of 39.22 feet; THENCE South 05°02'57" East a distance of 82.82 feet to POINT "B"; THENCE South 30°14'34" East a distance of 65.88 feet; THENCE South 48°15'56" East a distance of 178.27 feet; THENCE South 57°14'00" East a distance of 103.47 feet; THENCE South 21°54'28" East a distance of 72.43 feet; THENCE South 11°58'54" East a distance of 88.90 feet; THENCE South 04°56'30" West a distance of 53.56 feet; THENCE North 73°32'04" East a distance of 193.61 feet; THENCE North 69°17'01" East a distance of 181.35 feet; THENCE North 70°59'34" East a distance of 78.02 feet; THENCE North 24°31'04" East a distance of 62.27 feet; THENCE North 13°09'49" East a distance of 65.88 feet; THENCE North 18°07'48" West a distance of 24.11 feet; THENCE North 56°38'46" West a distance of 61.37 feet; THENCE North 33°22'45" West a distance of 40.91 feet; THENCE North 04°22'33" East a distance of 87.87 feet; THENCE North 24°53'05" East a distance of 81.75 feet; THENCE North 25°37'48" East a distance of 127.86 feet; THENCE North 58°35'12" East a distance of 80.81 feet; THENCE North 13°35'50" East a distance of 124.37 feet; THENCE North 36°14'58" East a

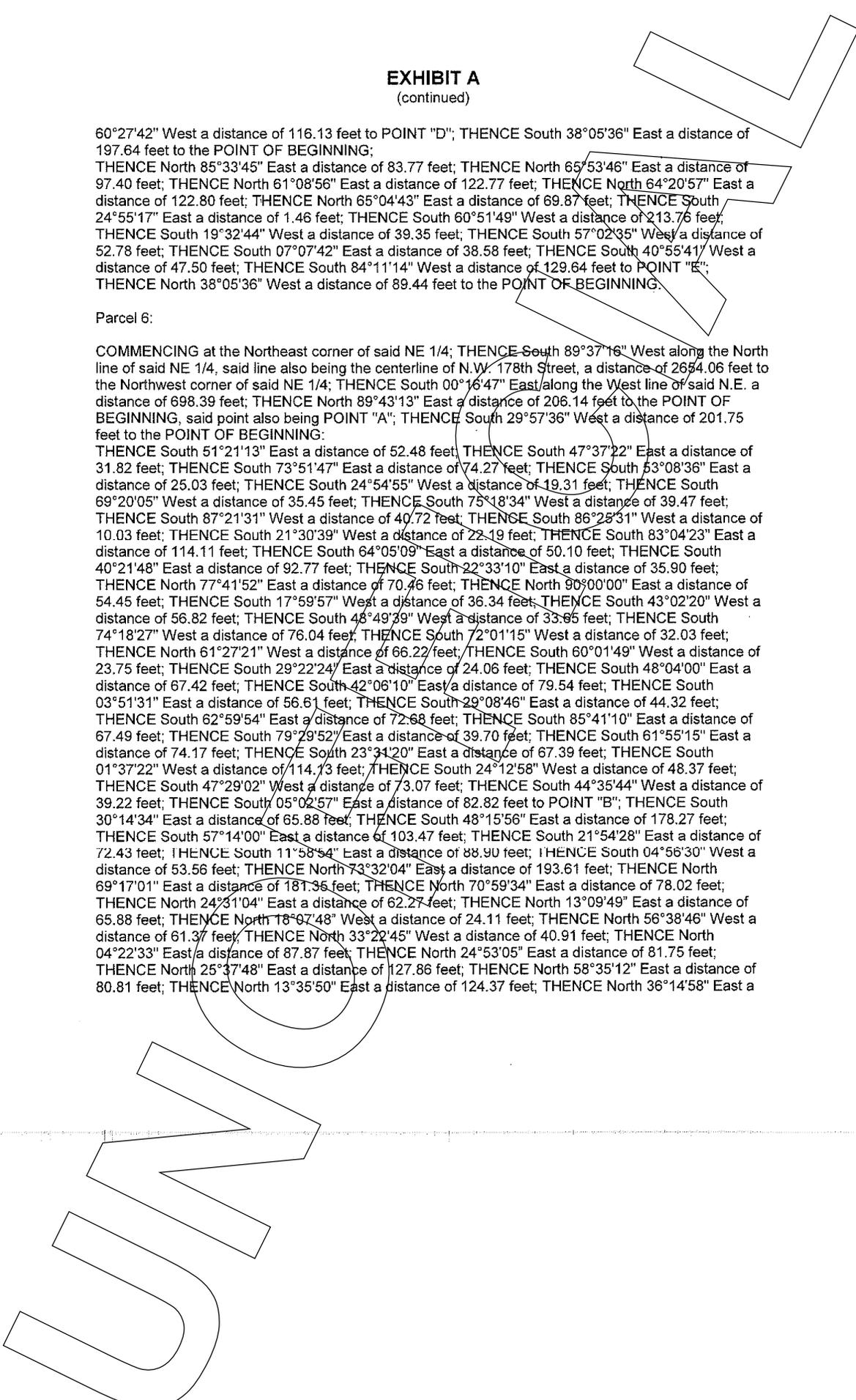


EXHIBIT A
(continued)

distance of 97.39 feet; THENCE North 71°22'00" East a distance of 37.36 feet; THENCE North 24°24'59" East a distance of 106.27 feet; THENCE North 87°58'25" East a distance of 48.22 feet; THENCE South 53°08'36" East a distance of 127.92 feet; THENCE South 43°27'56" East a distance of 66.96 feet; THENCE South 79°36'58" West a distance of 52.03 feet; THENCE South 02°43'39" East a distance of 26.89 feet; THENCE South 52°50'32" East a distance of 97.39 feet; THENCE South 65°13'57" East a distance of 33.99 feet; THENCE South 77°54'39" East a distance of 49.27 feet; THENCE North 56°30'19" East a distance of 74.80 feet; THENCE South 71°49'48" East a distance of 30.33 feet; THENCE South 51°14'53" East a distance of 36.41 feet; THENCE North 83°01'20" East a distance of 42.47 feet; THENCE South 34°42'29" East a distance of 34.00 feet; THENCE South 37°19'02" East a distance of 34.06 feet; THENCE North 44°15'24" East a distance of 83.19 feet; THENCE North 07°14'26" West a distance of 27.46 feet; THENCE North 46°33'43" West a distance of 33.96 feet; THENCE North 09°11'36" East a distance of 29.79 feet; THENCE North 60°01'49" East a distance of 51.94 feet; THENCE North 07°41'59" East a distance of 57.35 feet; THENCE South 08°38'28" East a distance of 34.56 feet; THENCE South 70°34'07" East a distance of 54.60 feet; THENCE South 69°14'13" East a distance of 53.67 feet; THENCE North 45°49'54" East a distance of 18.26 feet; THENCE North 07°41'59" East a distance of 32.67 feet; THENCE North 29°45'24" East a distance of 28.22 feet; THENCE North 06°16'26" West a distance of 40.05 feet; THENCE North 17°03'52" East a distance of 40.27 feet; THENCE North 12°12'22" East a distance of 33.12 feet; THENCE North 60°21'43" East a distance of 32.73 feet; THENCE South 83°23'23" East a distance of 30.40 feet; THENCE South 21°48'39" East a distance of 28.27 feet; THENCE South 17°34'05" East a distance of 36.25 feet; THENCE North 83°12'51" East a distance of 18.51 feet; THENCE North 08°38'49" East a distance of 55.31 feet; THENCE North 68°12'29" East a distance of 40.07 feet; THENCE North 87°48'07" East a distance of 36.87 feet; THENCE North 62°06'51" East a distance of 16.84 feet; THENCE North 32°40'39" East a distance of 20.94 feet; THENCE South 12°57'26" West a distance of 65.07 feet; THENCE around a curve to the left having a radius of 7489.44 feet (said curve subtended by a chord which bears South 08°25'12" West a distance of 36.45 feet) and an arc length of 36.45 feet; THENCE South 08°33'08" West a distance of 62.82 feet; THENCE South 08°08'50" East a distance of 104.40 feet; THENCE South 08°33'08" West a distance of 200.90 feet; THENCE South 20°38'55" West a distance of 95.44 feet to POINT "C"; THENCE North 81°49'26" West a distance of 58.55 feet; THENCE North 60°01'49" West a distance of 49.96 feet; THENCE North 26°24'49" West a distance of 136.16 feet; THENCE North 49°34'37" West a distance of 77.68 feet; THENCE North 51°21'13" West a distance of 115.23 feet; THENCE South 55°47'50" West a distance of 108.81 feet; THENCE South 10°34'15" West a distance of 164.63 feet; THENCE South 30°32'30" West a distance of 177.68 feet; THENCE South 60°40'55" West a distance of 291.16 feet; THENCE South 76°34'00" West a distance of 339.60 feet; THENCE South 70°50'06" West a distance of 553.95 feet; THENCE South 60°27'42" West a distance of 116.13 feet to POINT "D"; THENCE South 38°05'36" East a distance of 197.64 feet to the POINT OF BEGINNING;

THENCE North 85°33'45" East a distance of 83.77 feet; THENCE North 65°53'46" East a distance of 97.40 feet; THENCE North 61°08'56" East a distance of 122.77 feet; THENCE North 64°20'57" East a distance of 122.80 feet; THENCE North 65°04'43" East a distance of 69.87 feet; THENCE South 24°55'17" East a distance of 1.46 feet; THENCE South 60°51'49" West a distance of 213.76 feet; THENCE South 19°32'44" West a distance of 39.35 feet; THENCE South 57°02'35" West a distance of 52.78 feet; THENCE South 07°07'42" East a distance of 38.58 feet; THENCE South 40°55'41" West a distance of 47.50 feet; THENCE South 84°11'14" West a distance of 129.64 feet to POINT "E"; THENCE South 38°05'36" East a distance of 16.21 feet; THENCE South 59°29'22" East a distance of 50.51 feet; THENCE South 81°12'58" East a distance of 109.53 feet; THENCE South 57°11'29" East a distance of 41.16 feet; THENCE North 80°32'41" East a distance of 40.64 feet to the POINT OF BEGINNING;

THENCE North 09°27'19" West a distance of 0.86 feet; THENCE North 75°10'49" East a distance of 6.59 feet; THENCE South 77°14'54" East a distance of 65.04 feet; THENCE South 73°08'57" East a distance of 41.27 feet; THENCE South 57°01'26" East a distance of 81.32 feet; THENCE South 01°25'58" West a distance of 47.87 feet; THENCE North 74°36'41" West a distance of 46.15 feet to

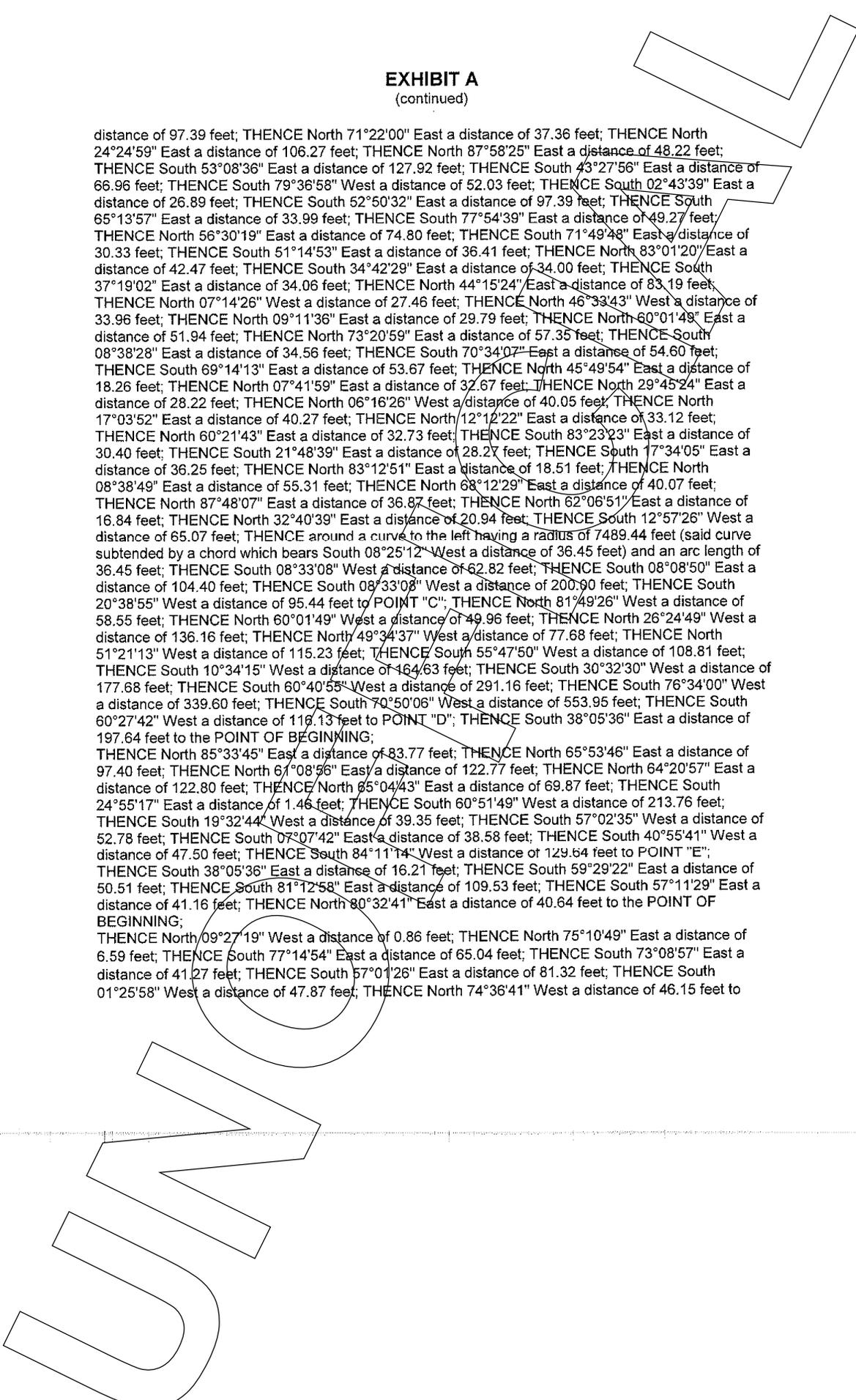


EXHIBIT A
(continued)

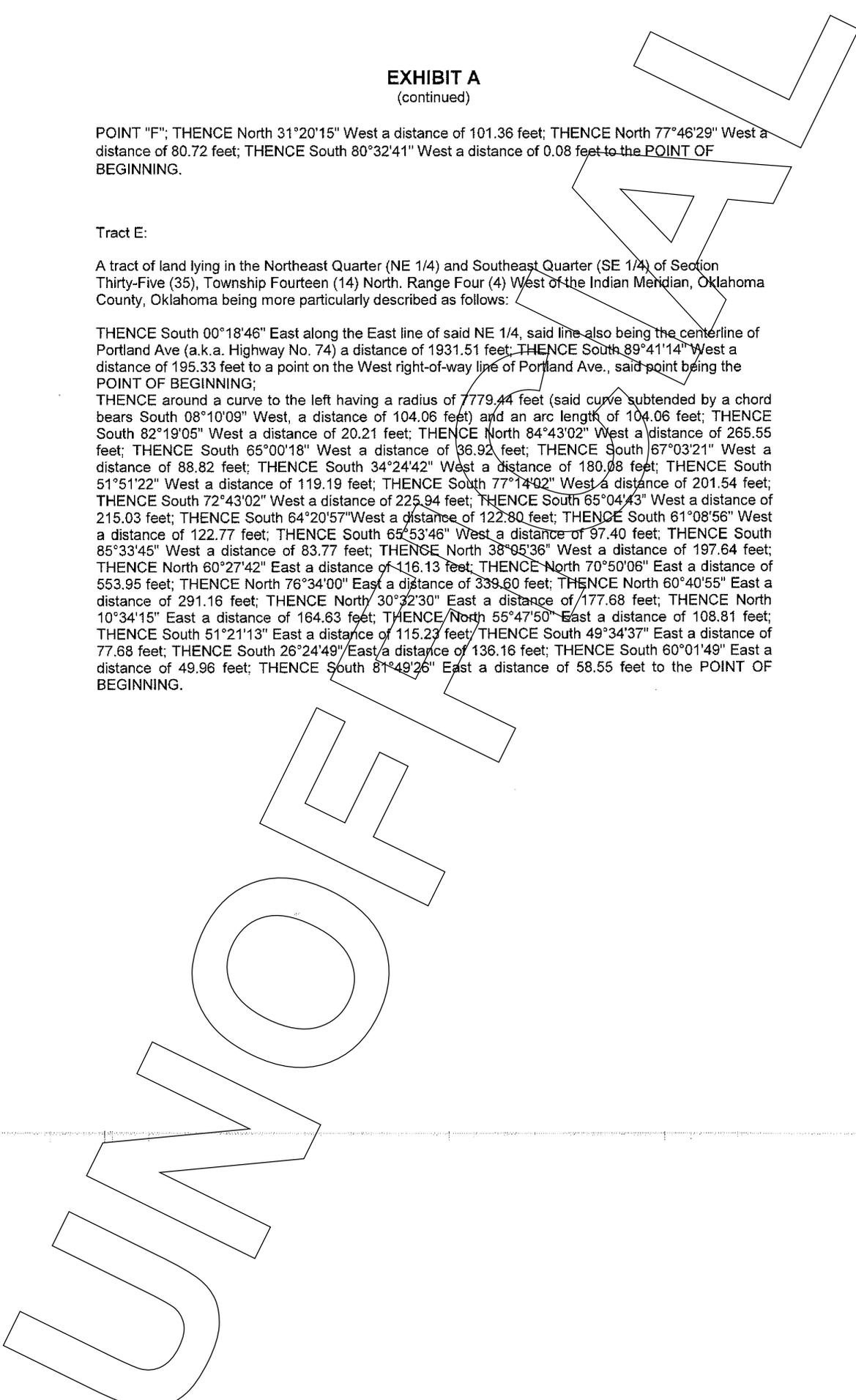
POINT "F"; THENCE North 31°20'15" West a distance of 101.36 feet; THENCE North 77°46'29" West a distance of 80.72 feet; THENCE South 80°32'41" West a distance of 0.08 feet to the POINT OF BEGINNING.

Tract E:

A tract of land lying in the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

THENCE South 00°18'46" East along the East line of said NE 1/4, said line also being the centerline of Portland Ave (a.k.a. Highway No. 74) a distance of 1931.51 feet; THENCE South 89°41'14" West a distance of 195.33 feet to a point on the West right-of-way line of Portland Ave., said point being the POINT OF BEGINNING;

THENCE around a curve to the left having a radius of 7779.44 feet (said curve subtended by a chord bears South 08°10'09" West, a distance of 104.06 feet) and an arc length of 104.06 feet; THENCE South 82°19'05" West a distance of 20.21 feet; THENCE North 84°43'02" West a distance of 265.55 feet; THENCE South 65°00'18" West a distance of 36.92 feet; THENCE South 67°03'21" West a distance of 88.82 feet; THENCE South 34°24'42" West a distance of 180.08 feet; THENCE South 51°51'22" West a distance of 119.19 feet; THENCE South 77°14'02" West a distance of 201.54 feet; THENCE South 72°43'02" West a distance of 225.94 feet; THENCE South 65°04'43" West a distance of 215.03 feet; THENCE South 64°20'57" West a distance of 122.80 feet; THENCE South 61°08'56" West a distance of 122.77 feet; THENCE South 65°53'46" West a distance of 97.40 feet; THENCE South 85°33'45" West a distance of 83.77 feet; THENCE North 38°05'36" West a distance of 197.64 feet; THENCE North 60°27'42" East a distance of 116.13 feet; THENCE North 70°50'06" East a distance of 553.95 feet; THENCE North 76°34'00" East a distance of 339.60 feet; THENCE North 60°40'55" East a distance of 291.16 feet; THENCE North 30°32'30" East a distance of 177.68 feet; THENCE North 10°34'15" East a distance of 164.63 feet; THENCE North 55°47'50" East a distance of 108.81 feet; THENCE South 51°21'13" East a distance of 115.23 feet; THENCE South 49°34'37" East a distance of 77.68 feet; THENCE South 26°24'49" East a distance of 136.16 feet; THENCE South 60°01'49" East a distance of 49.96 feet; THENCE South 81°49'26" East a distance of 58.55 feet to the POINT OF BEGINNING.



OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
) ss.
COUNTY OF OK per CD)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned JaRee Stambeck
(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 Knox Farm Land Fund, 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 grantor(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 citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

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.

JaRee Stambeck
AFFIANT, individually and as authorized agent of the Entity
12/8/2023
Date

The foregoing instrument was acknowledged before me this 8 day of December, 2023
by JaRee Stambeck, Manager



[Signature]
NOTARY PUBLIC

My Commission Expires: 11-22-2025

My Commission Number: 21015342

UNNOTED

**LEGAL DESCRIPTION
KNOX FARM – SELF STORAGE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

A tract of land lying in the Northeast Quarter (N.E. ¼) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 17, Block 2, Knox Farm Section 1 (Bk. 81 of Plats, Pg. 66); THENCE South 69°41'06" West a distance of 13.06 feet to the **POINT OF BEGINNING**;

THENCE South 69°41'06" West a distance of 189.27 feet;
THENCE South 82°58'20" West a distance of 229.43 feet;
THENCE North 00°16'47" West a distance of 563.84 feet;
THENCE North 89°37'16" East a distance of 404.83 feet;
THENCE South 00°22'44" East a distance of 472.74 feet to the **POINT OF BEGINNING**.

Said described tract of land contains an area of 215,042 square feet, or 4.9367 acres, more or less.

The basis of bearing being North 89°37'16" East along the north line of Section Thirty Five (35), Township Fourteen North (14), Range Four (4) West of the Indian meridian, per Oklahoma State Plane Coordinates, north zone.

Prepared by: Terence L. Haynes, P.E. #16820
SMC Consulting Engineers, P.C.
815 W. Main Street - OKC, OK 73106
January 27, 2025

LETTER OF AUTHORIZATION

I, KNOX FARM LAND FUND , LLC or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
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: 
Signature

Title: MANAGER
Manager / Proprietor

Date: 01 / 05 / 2025
MM/DD/YYYY

OWNERSHIP REPORT
FILE NUMBER 2914250-OK99

EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 A.M.
DATE PREPARED: JANUARY 29, 2025

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4937	R168574505	KNOX FARM LAND FUND LLC	1320 N PORTER AVE	NORMAN	OK	73071- 6619	DEER CREEK TOWNSHIP	000	000	PT OF NE4 & SE4 SEC 35 14N 4W BEG 253.74FT W OF SE/C NE4 TH LEFT ON CURVE 68.16FT SW441.43FT S143.39FT W784.25FT NW581.65FT NW80.72FT SW40.73FT NW41.16FT NW49.55FT NW59.99FT NW50.51FT NW676.64FT NELY237.66FT NW393.66FT NW572.68FT NW206.84FT NE237.70FT NE129.09FT NE50.77FT NE71.23FT NE60.95FT NE41.22FT SE62.36FT SE89.05FT N521FT E835.53FT SE70.52FT E75FT NE125.90FT E300FT SE347.92FT E170FT SE64.91FT S84.45FT SWLY101.63FT S519.65FT W33FT S30.06FT E33FT S217.16FT SW345.82FT LEFT ON CURVE SW36.45FT SWLY62.82FT SELY104.40FT SWLY200FT SW95.44FT LEFT ON CURVE SW515.97FT S212.34FT TO BEG CONT 139.97ACRS MORE OR LESS EX 13.68ACRS PLTD INTO KNOX FARM SEC 1 (SEE CONTINUED)	UNKNOWN

OWNERSHIP REPORT
FILE NUMBER 2914250-OK99

EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 A.M.
DATE PREPARED: JANUARY 29, 2025

4937	R168574505 CONTINUED									<p>(CONTINUED) & EX 6.03ACRS PLTD INTO KNOX FARM COMMERCIAL SEC 1 & EX 30.05 ACRS PLTD INTO KNOX FARM SEC 2 & EX BEG 253.74FT W OF SE/C NE4 TH W APPROX SW411.90FT S APPROX 212.34FT TO S LINE OF NE4 W APPROX 940FT NW49.45FT NE195.06FT NE20.59FT NE146.75FT NE153.71FT NE19.77FT NE52.14FT NE126.04FT NE32.78FT NE22.58FT NE32.50FT SE232.03FT NE38.94FT NE53.02FT NW42.34FT NE5.11FT NW4.51FT NE66.31FT NE68.46FT NE20.21FT TO BEG CONT 7.2ACRS MORE OR LESS & EX BEG 1994.06FT W & 571FT S & 89.05FT SW & 62.36FT NW & 41.22FT SW & 60.95FT SW & 71.23FT SW & 50.77FT SW (SEE CONTINUED)</p>	
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OWNERSHIP REPORT
FILE NUMBER 2914250-OK99

EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 A.M.
DATE PREPARED: JANUARY 29, 2025

4937	R168574505 CONTINUED									<p>(CONTINUED) & 129.09FT SW & 237.7FT SW & 122.28FT S OF NE/C SD NE4 TH E153.84FT TH N3.62FT TH E50FT TH NE200.92FT TH NE289.8FT TH E365.09FT TH S115FT TH W.53FT TH S50FT TH E38.98FT TH SE34.33FT TH SW36.43FT TH LEFT ON A CURVE SW15.07FT TH S53.6FT TH RIGHT ON A CURVE W2.47FT TH RIGHT ON A CURVE SW113.69FT TH SE50FT TH SE35.29FT TH RIGHT ON A CURVE SE36.37FT TH S81.56FT TH W302.06FT TH SW261.31FT TH NW19.86FT TH SW135.48FT TH LEFT ON A CURVE SE11.35FT TH SW208.15FT TH NW50.6FT TH NW572.68FT TH N84.56FT TO BEG (SUBJECT PROPERTY WITHIN)</p>	
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OWNERSHIP REPORT
FILE NUMBER 2914250-OK99

EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 A.M.
DATE PREPARED: JANUARY 29, 2025

4902	R168574400	SALY LP	17927 N PORTLAND AVE	EDMOND	OK	73012- 8960	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT SE4 SEC 26 14N 4W BEING E/2 OF SE4 EX A TR BEG 679.5FT W & 50FT N OF SE/C SE4 TH N669.74FT E629.5FT S582.65FT TH SWLY ON A CURVE 140FT W525.64FT TO BEG & EX BEG 764.5FT W & 50FT N OF SE/C SE4 TH W170FT N240FT E170FT S240FT TO BEG & EX .36ACRS PLTD INTO DEER CREEK CROSSING & EX BEG 704.51FT W OF SE/C SE4 TH W490.28FT N50FT NE80.78FT E125FT SE50.99FT E10.29FT S20FT E170FT N20FT E59.99FT S70FT TO BEG & EX BEG SE/C SE4 TH W534.51FT N50FT E395FT LEFT ON CURVE NE 140FT N580.68FT E50FT S719.74FT TO BEG & EX E300FT OF SE4 LESS S719.74FT & EX BEG 300FT W OF NE/C SE4 TH W600FTFT S285FT E600FT N285FT TO BEG	3803 NW 178TH ST UNINCOR- PORATED
4902	R199291035	THREE JACKS LLC	13144 GREEN HILL RD	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 26 14N 4W	000	000	DEER CREEK TOWNSHIP PT SE4 SEC 26 14N 4W BEG SW/C SE4 TH N1630.15FT SE121.82FT S116.28FT E50FT N85FT E71FT SE87.26FT SE65FT SE79.56FT SE81.5FT SE130FT SE106.67FT SE92.19FT SE65FT SE44.09FT SE196.85FT SW17.31FT SE160FT SW310FT S704.27FT W860FT TO BEG CONT 30.57 ACRES MORE OR LESS	0 UNKNOWN

**OWNERSHIP REPORT
FILE NUMBER 2914250-OK99**

**EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 A.M.
DATE PREPARED: JANUARY 29, 2025**

4902	R199291045	THREE JACKS LLC	13144 GREEN HILL RD	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 26 14N 4W	000	000	DEER CREEK TOWNSHIP PT OF W/2 SE4 OF SEC 26 14N 4W BEG AT SW/C OF SE4 SEC 26 860FT E & 100FT N TO BEG TH N143.99FT TH NE99.02FT TH SE114.28FT TH SW107.88FT TH W75.16FT TO BEG	0 UNKNOWN
4902	R199291050	SQUEAKY CLEAN INVESTMENTS LLC	705 S MUSTANG RD	YUKON	OK	73099- 6778	UNPLTD PT SEC 26 14N 4W	000	000	DEER CREEK TOWNSHIP PT SE4 SEC 26 14N 4W BEG 1292.01FT E OF SW/C SE4 TH N552.77FT TH SW494.85FT TH N391.7FT TH NE466.98FT TH E142.96FT TH S1039.15FT TH W35FT TO BEG CONT 5.6154 ACRES MORE OR LESS	0 UNKNOWN
4902	R199291060	SA2GND LLC	2948 QUAIL CREEK RD	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 26 14N 4W	000	000	DEER CREEK TOWNSHIP PT SE4 SEC 26 14N 4W BEG 860FT E OF SW/C SE4 TH N100FT TH E75.16FT TH NE107.88FT TH NW114.28FT TH SW99.02FT TH N68.58FT TH NE494.85FT TH S552.77FT TH W432.01FT TO BEG	
4937	R168574500	KNOX BILLY FRANK & ARDYCE L TRS, KNOX FAMILY TRUST	4208 NW 178TH ST	EDMOND	OK	73012	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP PT OF NE4 SEC 35 14N 4W BEG 528FT S OF NW/C NE4 TH S TO S LINE OF NE4 TH E APPROX 890FT MORE OR LESS NW676.64FT NE237.66FT NW393.66FT NW572.68FT N206.84FT NE237.70FT NE129.09FT NE50.77FT NE71.23FT NE60.95FT W APPROX 450FT MORE OR LESS TO BEG CONT APPROX 17.31ACRS MORE OR LESS	0 UNKNOWN UNINCOR- PORATED

**OWNERSHIP REPORT
FILE NUMBER 2914250-OK99**

**EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 A.M.
DATE PREPARED: JANUARY 29, 2025**

4937	R133353020	IH DEVELOPMENT LLC, IDEAL HOMES OF NORMAN LP	1320 N PORTER AVE	NORMAN	OK	73071	DEER CREEK TOWNSHIP	000	000	UNPLTD PT NE4 SEC 35 14N 4W BEG 1994.06FT W & 571FT S & 89.05FT SW & 62.36FT NW & 41.22FT SW & 60.95FT SW & 71.23FT SW & 50.77FT SW & 129.09FT SW & 237.7FT SW & 122.28FT S OF NE/C SD NE4 TH E153.84FT TH N3.62FT TH E50FT TH NE200.92FT TH NE289.8FT TH E365.09FT TH S115FT TH W.53FT TH S50FT TH E38.98FT TH SE34.33FT TH SW36.43FT TH LEFT ON A CURVE SW15.07FT TH S53.6FT TH RIGHT ON A CURVE W2.47FT TH RIGHT ON A CURVE SW113.69FT TH SE50FT TH SE35.29FT TH RIGHT ON A CURVE SE36.37FT TH S81.56FT TH W302.06FT TH SW261.31FT TH NW19.86FT TH SW135.48FT TH LEFT ON A CURVE SE11.35FT TH SW208.15FT TH NW50.6FT TH NW572.68FT TH N84.56FT TO BEG	0 UNKNOWN
4937	R218801140	PAUL SAMUEL ERIK, PAUL CHRISTINA DANIELLE	3913 NW 177TH ST	EDMOND	OK	73012	KNOX FARM SEC 1	002	013	KNOX FARM SEC 1 BLK 002 LOT 013	3913 NW 177TH ST OKLAHOMA CITY
4937	R218801150	MEAD MICHAEL TODD JR, MEAD KIMBERLY CAROLINE	3917 NW 177TH ST	EDMOND	OK	73012- 6943	KNOX FARM SEC 1	002	014	KNOX FARM SEC 1 BLK 002 LOT 014	3917 NW 177TH ST OKLAHOMA CITY
4937	R218801160	MITCHELL GLENN, STEPHENSON EMORY	3921 NW 177TH ST	EDMOND	OK	73012- 6943	KNOX FARM SEC 1	002	015	KNOX FARM SEC 1 BLK 002 LOT 015	3921 NW 177TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2914250-OK99

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4937	R218801170	KARPE REIGN GRACE	3925 NW 177TH ST	EDMOND	OK	73012	KNOX FARM SEC 1	002	016	KNOX FARM SEC 1 BLK 002 LOT 016	3925 NW 177TH ST OKLAHOMA CITY
4937	R218801180	TULLOS HURTIS J	17725 MOSS FARM RD	EDMOND	OK	73012- 6986	KNOX FARM SEC 1	002	017	KNOX FARM SEC 1 BLK 002 LOT 017	17725 MOSS FARM RD OKLAHOMA CITY
4937	R218801190	ENGEL SARAH EMILY	17721 MOSS FARM RD	EDMOND	OK	73012- 6986	KNOX FARM SEC 1	002	018	KNOX FARM SEC 1 BLK 002 LOT 018	17721 MOSS FARM RD OKLAHOMA CITY
4937	R218801200	SERVILOLO JAIME TENILLE	17717 MOSS FARM RD	EDMOND	OK	73012	KNOX FARM SEC 1	002	019	KNOX FARM SEC 1 BLK 002 LOT 019	17717 MOSS FARM RD OKLAHOMA CITY
4937	R218801210	FUNDAMENTAL INVESTMENTS LLC	1320 N PORTER AVE	NORMAN	OK	73071- 6619	KNOX FARM SEC 1	002	020	KNOX FARM SEC 1 BLK 002 LOT 020	17713 MOSS FARM RD OKLAHOMA CITY
4937	R218801220	THEGOAT LLC	17709 MOSS FARM RD	EDMOND	OK	73012- 6986	KNOX FARM SEC 1	002	021	KNOX FARM SEC 1 BLK 002 LOT 021	17709 MOSS FARM RD OKLAHOMA CITY
4937	R218801480	NGUYEN ALEXANDER ANHUU, NGUYEN LUONG MINH, DOAN ANHHONG THI	17720 MOSS FARM RD	EDMOND	OK	73012	KNOX FARM SEC 1	004	013	KNOX FARM SEC 1 BLK 004 LOT 013	17720 MOSS FARM RD OKLAHOMA CITY
4937	R133353000	KNOX BILL F & ARDYCE L	4208 NW 178TH ST	EDMOND	OK	73012- 8920	UNPLTD PT SEC 35 14N 4W	000	000	UNPLTD PT SEC 35 14N 4W 000 000 PT NE4 SEC 35 14N 4W BEG AT POINT 33FT S OF NW/C NE4 TH S495FT E660FT N495FT W660FT TO POINT OF BEG CONT 7.50ACRS MORE OR LESS	4208 NW 178TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Storage Oklahoma

January 30, 2025

PREPARED BY:

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

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SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer

2. **Maximum Building Height:**

The maximum building height shall be one (1) story.

3. Maximum Building Size:

The maximum building size shall be 24,000 square feet.

4. Maximum Number of Buildings:

There shall be a maximum of ten buildings.

5. Building Setback Lines

North: 25 feet

South: 15 feet

East: 0 feet

West: 0 feet

6. Sight-Proof Screening:

No less than a six-foot and no greater than an eight-foot-high fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Buildings may be utilized for screening. Where buildings are not utilized for screening, a fence or wall constructed of brick, stone, wood, and/or any combination thereof shall be required. If the project is constructed in phases, a temporary chain link fence shall be allowed.

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Freestanding On-Premise Signs

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

8.2 Attached Signs

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

8.3 Off-Premise Signs

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

8.4 Electronic Message Display Signs

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

9. Access:

Access may be taken from NW 178th St.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture:

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

2. Open Space:

Open space shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

6. Parking:

The minimum number of parking spaces for the storage facility use required by this SPUD shall be five, including one ADA space, and shall otherwise follow the design requirements of Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

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

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Drainage Report

