



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

Elm Hotel

Project Name

105 NE 85th St

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

The proposed SPUD is to permit a hotel development

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD - 1576

File Date: 10-2-23

Ward No.: W7

Nbhd. Assoc.: MUSTARD SEED DEV

School District: CORP OKC

Extg Zoning: PUD-1584 / R-1

Overlay:

+/-3.1443 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Skyline Hotel, LLC

Name

701 Cedar Lake Blvd., Suite 410

Mailing Address

Oklahoma City, OK 73114

City, State, Zip Code

(405) 898-0706

Phone

Email

Signature of Applicant

Tim Johnson, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.



After recording, return to:

Stewart Title of Yukon, Inc.
11221 W. Reno Ave, # 200
Yukon, OK 73099
1849568

SPECIAL WARRANTY DEED

82ND STREET DEVELOPMENT LLC, an Oklahoma limited liability company ("Grantor"), for valuable consideration, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto SKYLINE HOTEL, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 701 Cedar Lake Boulevard, Suite 410, Oklahoma City, Oklahoma 73114, the real estate described on Exhibit A, together with all the improvements and appurtenances (the "Property"), and warrant the title to the Property to be free, clear, and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages, and other liens or encumbrances of any nature granted by, through, or under Grantor, but not otherwise, and further subject to, and excepting and excluding from such warranty, all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder previously reserved or conveyed of record and those matters set forth on Exhibit B.

To have and to hold the Property unto Grantee, and Grantee's successors and assigns forever.

(Signature Page to Follow)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Executed as of September 21, 2023.

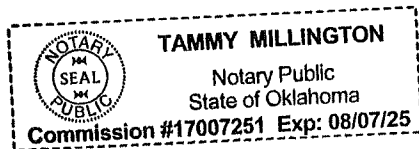
82ND STREET DEVELOPMENT LLC,
an Oklahoma limited liability company
By: Home Rentals, Inc., sole member

By: Richard D. Amon
Name: Richard D. Amon
Title: President

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on September 21, 2023, by Richard D. Amon, as President of Home Rentals, Inc., sole member of 82nd Street Development LLC, an Oklahoma limited liability company.

(Seal)



Tammy Millington
Notary Public
My Commission Expires: 8/7/2025
Commission # 17007251

EXHIBIT A

LEGAL DESCRIPTION

The Elm Hotel

October 25, 2022

Revised August 24, 2023

A tract of land being a part of the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Two (2) and all of Lot Three (3) in Block One (1) of 9000 BROADWAY according to the Plat recorded in Book PL79, Page 58, being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of said Lot 3;

THENCE South 89°49'20" West, along and with the South line of said Block 1, a distance of 323.31 feet;

THENCE North 00°10'40" West, departing said South line, a distance of 317.09 feet;

THENCE North 27°50'43" East, a distance of 131.52 feet to a corner on the North line of said Block 1;

THENCE South 78°09'17" East, along and with said North line, a distance of 320.03 feet to the Northeast (NE) Corner of said Lot 3;

THENCE South 09°50'43" West, along and with the East line of said Lot 3, a distance of 295.83 feet;

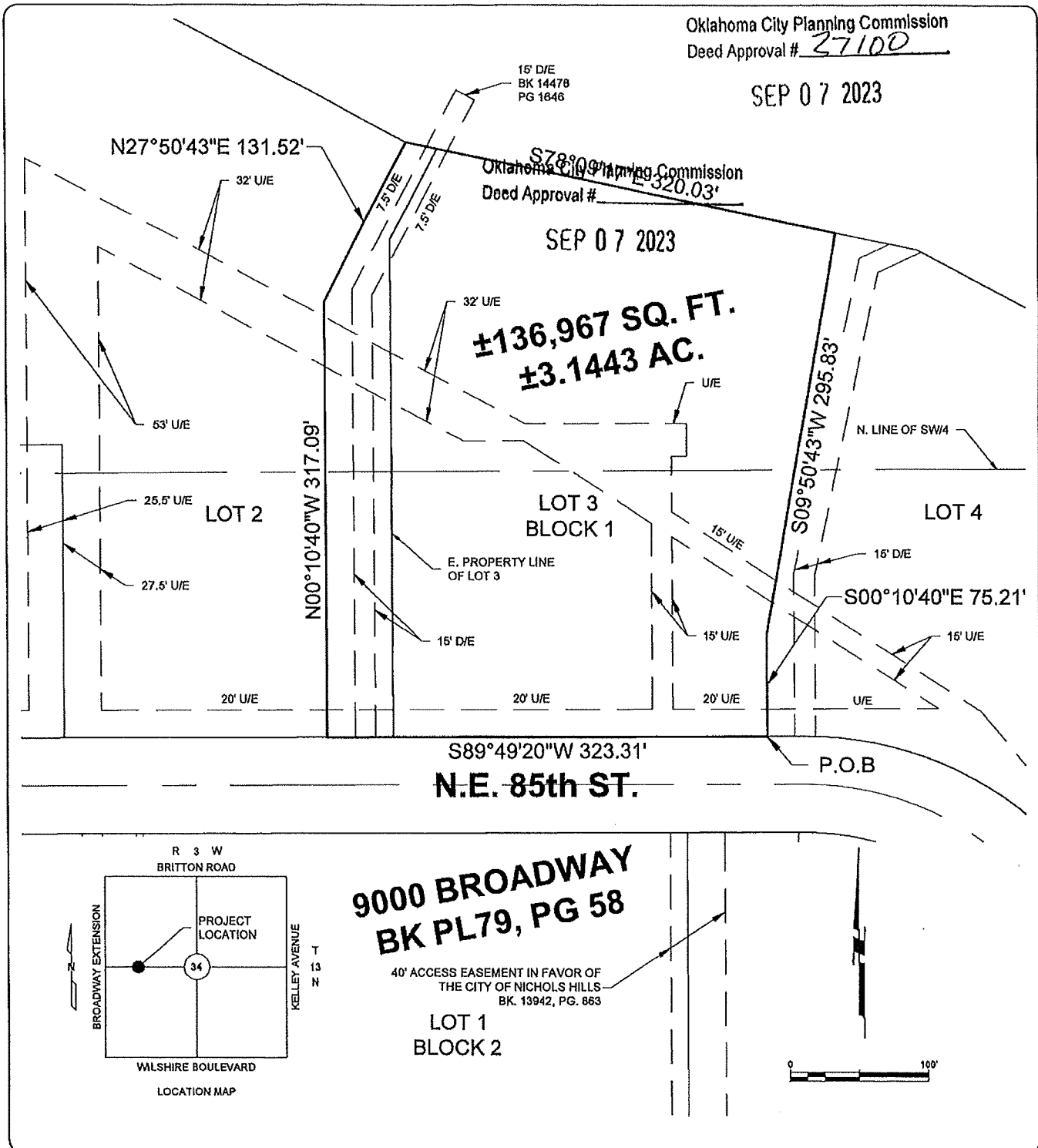
THENCE South 00°10'40" East, continuing along and with said East line, a distance of 75.21 feet to the POINT OF BEGINNING

Containing 136,967 square feet or 3.1443 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

Oklahoma City Planning Commission
Deed Approval # 27100

SEP 07 2023



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Proj. No.: 3466054
Date: 10-25-22
Scale: 1"=100'

Revised: 8-24-23

THE ELM HOTEL
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-0013 FAX (405) 235-0018 www.jaok.com
Certificate of Authorization #1404 Exp. Date 04-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2023 the amount of which is not ascertainable or payable.
2. Riparian or water rights, claims, or title to water whether or not shown by the public records.
3. Owner's Certificate, Dedication, Restrictions and Plat of 9000 Broadway recorded at Book 79 of Plats, Page 58.
4. Building setback lines, easements for drainage and public utilities pursuant the recorded Plat.
5. A right of first refusal in favor of American Fidelity Corporation, a Nevada corporation as contained in or disclosed by Right of First Refusal recorded in Book 13813, page 1603.
6. Declaration of Covenants and Restrictions recorded at Book 13813, Page 1613 and Book 13831, Page 789; First Amendment to Declaration of Covenants and Restrictions recorded at Book 13942, Page 853; Second Amendment to Declaration of Covenants and Restrictions recorded at Book 14509, Page 1802.
7. Easement Agreement by and between 82nd Street Development, LLC and 9000 Broadway Owners Association, LLC recorded at Book 14509, Page 1797, subject to assignments and partial releases of record.
8. Easement Agreement by and between 9000 Broadway, LLC and 9000 Broadway Owners Association, LLC recorded at Book 14509, Page 1791, subject to assignments and partial releases of record.
9. Temporary Easement in favor of 9000 Broadway Apartments, LLC recorded at Book 15118, Page 1241, subject to assignments and partial releases of record.
10. Permanent Easement in favor of 9000 Broadway Apartments, LLC recorded at Book 15118, Page 1244, subject to assignments and partial releases of record.

Skyline Hotel, LLC
701 Cedar Lake Blvd, Suite 410
Oklahoma City, OK 73114
PH: 405-898-0706

September 28, 2023

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development (SPUD) application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

Name: Alex Jennings

Title: Development Manager

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:3466 058 / PUD



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-(____)
MASTER DESIGN STATEMENT

September 29, 2023

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

SPUD-() MASTER DESIGN STATEMENT

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

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, which 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:

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)

- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Dwelling Units Above the Ground Floor (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating establishments: Fast Food with Drive-thru Order Window (8300.36)
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Spectator Sports and Entertainment: Restricted (8300.69)

2. Maximum Building Height:

The maximum height within this SPUD shall be 150 feet.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be one (1). Accessory structures shall not be included within the maximum building limit.

5. Building Setback Lines:

There shall be no setback from NE 85th Street. There shall be no interior setbacks within this SPUD except as required by Fire Code.

6. Sight-proof Screening:

Screening shall not be required in this SPUD.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Accessory Signs

Freestanding signage shall be in accordance with the C-3, "Community Commercial" District regulations.

No pole signs will be allowed.

8.2 Attached Signs

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

8.3 Non-accessory Signs

Non-accessory signs are not permitted in this SPUD.

8.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access:

Access shall be taken from NE 85th Street via a maximum of one (1) private drive.

10. Sidewalks:

Five-foot sidewalks shall be constructed on NE 85th Street or 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. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, while maintaining the overall theme of PUD-1584, the Parent PUD, shall consist of materials such as brick, brick veneer, EIFS, stucco, rock, stone, marble, glass block and masonry materials (including textured and painted concrete and tilt wall construction), and shall also be permitted the flexibility to incorporate architectural materials compatible with PUD-1584 (i.e. architectural metal and split face concrete block, wood or cement-board may also be permitted). Specific uses which propose to incorporate alternative materials not listed above shall be permitted.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to a low density residential use.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

This SPUD shall only require 160 parking spaces.

Proposed uses do not require off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots or garages located elsewhere within PUD-1584, the Parent PUD. If on-site parking is not provided for the proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

7. Maintenance:

N/A

8. Drainage:

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

9. Platting:

Platting shall not be required for this SPUD.

11. Other:

N/A

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

LEGAL DESCRIPTION

The Elm Hotel

October 25, 2022

Revised August 24, 2023

A tract of land being a part of the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Two (2) and all of Lot Three (3) in Block One (1) of 9000 BROADWAY according to the Plat recorded in Book PL79, Page 58, being more particularly described as follows:

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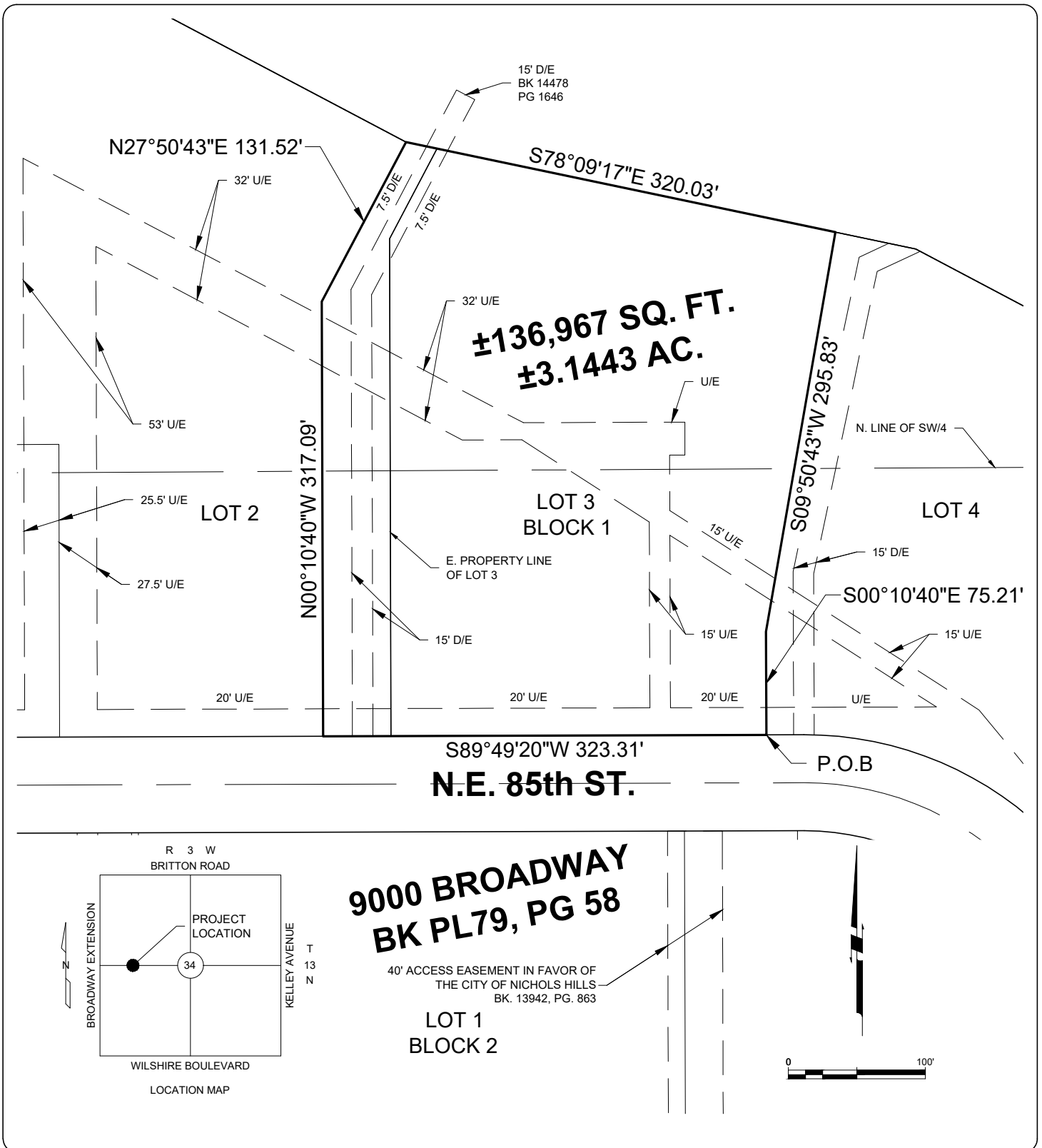
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Containing 136,967 square feet or 3.1443 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.



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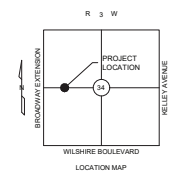
Copyright © 2023 Johnson & Associates

Proj. No.: 3466054
Date: 10-25-22
Scale: 1"=100'
Revised: 8-24-23

THE ELM HOTEL
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •



SPUD- Elm Hotel

Exhibit B
Conceptual Site Plan

+/-3.1443 acres

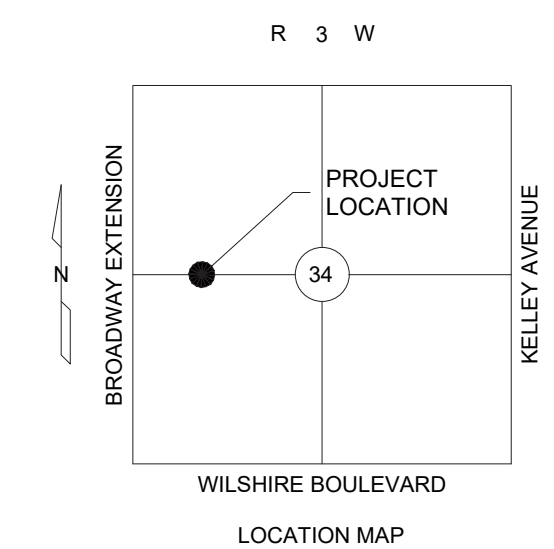
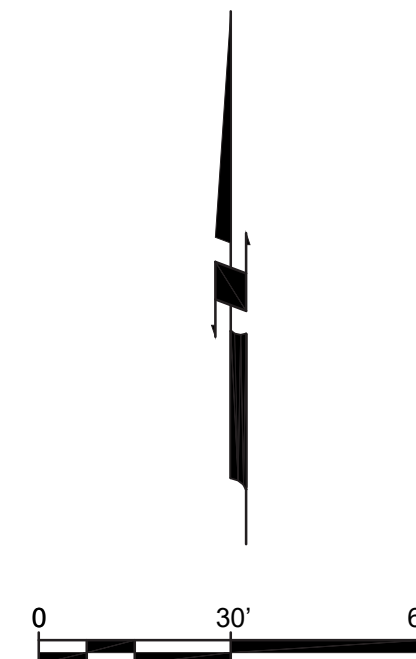


Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

9/29/23

Conceptual site plan showing feasible option
permitted under proposed rezoning



SPUD- Elm Hotel

Exhibit B
Conceptual Site Plan

+/-3.1443 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

9/29/23

Conceptual site plan showing feasible option
permitted under proposed rezoning

CERTIFICATE OF BONDED ABTRACTOR

(1100 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 1100 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 (6), both inclusive.

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

Dated: September 29, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2837802-OK99

LEGAL DESCRIPTION

The Elm Hotel

October 25, 2022

Revised August 24, 2023

A tract of land being a part of the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Two (2) and all of Lot Three (3) in Block One (1) of 9000 BROADWAY according to the Plat recorded in Book PL79, Page 58, being more particularly described as follows:

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Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

OWNERSHIP REPORT
ORDER 2837802-OK99

DATE PREPARED: OCTOBER 4, 2023
EFFECTIVE DATE: SEPTEMBER 29, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3735	R217721020	SKYLINE HOTEL LLC		701 CEDAR LAKE BLVD STE 410	OKLAHOMA CITY	OK	73114	9000 BROADWAY	001	003	9000 BROADWAY BLK 001 PT OF LOT 2 & ALL OF LOT 3 DESC BEG SE/C LOT 3 W323.31FT NW317.09FT NE131.52FT SE323.03FT SWLY295.83FT SE75.21FT TO BEG (SUBJECT PROPERTY)	105 NE 85TH ST OKLAHOMA CITY
0110	R103820110	EAST WILSHIRE BLVD DEVELOPMENT LLC		9211 LAKE HEFNER PARKWAY, Unit 110	OKLAHOMA CITY	OK	73120	NORTH BROADWAY HGTS	000	000	UNPLTD PT SW4 SEC 34 13N 3W BEG 1683FT E & 988.81FT N OF THE SW/C SW4 TH W530FT N419.19FT E530FT S419.19FT TO POB	
3729	R130281380	HABAKKUK MEDICAL HOLDINGS LLC		131 NE 37TH ST	OKLAHOMA CITY	OK	73105	ESTES ACRES ADDITION	000	000	ESTES ACRES ADDITION PT OF BLKS 14 15 20 DESCRIBED AS BEG SW/C BLK 20 SD ADDITION TH N620FT E429.89FT SE520.35FT E10FT SE99.57FT W447.69FT TO BEG PLUS NORTH HIGHLAND ADDITION BLKS 1 W/2 LOT 7 & ALL LOTS 8 THRU 21 & VAC ROBINSON ST DESCRIBED AS BEG SW/C SD ADD BLK 1 LOT 21 TH W60FT N128.49FT E422.50FT SE129.94FT W362.50FT TO BEG	UNKNOWN
3729	R130281375	BNB CAMPUS REALTY LLC		4600 E 2ND ST	EDMOND	OK	73034-7550	ESTES ACRES ADDITION	000	000	ESTES ACRES ADDITION PT OF BLKS 1 2 3 8 9 14 DESCRIBED AS BEG 620FT N SW/C BLK 20 OF SD ADDITION TH N1265.24FT E30FT N427.47FT E225.61FT SE311.79FT & ON A LEFT CURVE SE358.71FT & ON A RIGHT CURVE SE314.65FT SE46.43FT S680.65FT W429.89FT TO BEG	9001 N BROADWAY OKLAHOMA CITY
3730	R130481340	INDEPENDENT SCHOOL	DIST # 89	900 N KLEIN AVE	OKLAHOMA CITY	OK	73106-7036	NORTH HIGHLAND ADD	010	000	NORTH HIGHLAND ADD 010 000 W12.5FT LOT 7 & ALL LOTS 8 THRU 35 PLUS W12.5FT LOT 36 & ALLEY & ALL 84TH ST ADJ ON S EXEMPT	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2837802-OK99

DATE PREPARED: OCTOBER 4, 2023
EFFECTIVE DATE: SEPTEMBER 29, 2023 AT 7:30 AM

3730	R130481575	INDEPENDENT SCHOOL	DIST # 89	BOX 9743	OKLAHOMA CITY	OK	00000	NORTH HIGHLAND ADD	011	000	NORTH HIGHLAND ADD 011 000 W12.5FT LOT 7 & ALL LOTS 8 THRU 35 PLUS W12.5FT LOT 36 EXEMPT	8400 N ROBINSON AVE OKLAHOMA CITY
3730	R130483405	INDEPENDENT SCHOOL	DIST # 89	900 N KLEIN AVE	OKLAHOMA CITY	OK	73106-7036	NORTH HIGHLAND ADD	020	000	NORTH HIGHLAND ADD 020 000 W 1/2 LOT 7 ALL LOTS 8 THRU 21 & N 1/2 OF ALLEY & ALL NW 83RD ST ADJ ON N EXEMPT	8400 N ROBINSON AVE OKLAHOMA CITY
3735	R217721100	9000 BROADWAY OWNERS ASSOCIATION LLC	C/O AMERICAN FIDELITY PROPERTY COMPANY	5100 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118	9000 BROADWAY	000	000	9000 BROADWAY BLK 000 LOT 000 COMMON AREAS A B & C (COMMON AREA A INCLUDES PRIVATE ST NE 83RD ST)	UNKNOWN
3735	R217721000	82ND STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	001	001	9000 BROADWAY BLK 001 LOT 001	109 NE 85TH ST OKLAHOMA CITY
3735	R217721010	82ND STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	001	002	9000 BROADWAY BLK 001 LOT 002 EX BEG SE/C OF LOT 2 W49.55FT N317.09FT NE131.25FT SE23.2FT & APPROX SW74.36FT & APPROX S362.72FT TO BEG	107 NE 85TH ST OKLAHOMA CITY
3735	R217721030	9000 BROADWAY APARTMENTS LLC		865 N COWAN AVE	LEWISVILLE	TX	75057	9000 BROADWAY	001	004	9000 BROADWAY BLK 001 LOT 004	N OKLAHOMA AVE OKLAHOMA CITY
3735	R217721040	SCF RC FUNDING IV LLC		902 CARNEGIE CENTER BLVD, Unit 520	PRINCETON	NJ	08540	9000 BROADWAY	001	005	9000 BROADWAY BLK 001 LOT 005	8400 N OKLAHOMA AVE OKLAHOMA CITY
3735	R217721050	DOLESE BROS CO		8300 N OKLAHOMA AVE	OKLAHOMA CITY	OK	73114	9000 BROADWAY	001	006	9000 BROADWAY BLK 001 LOT 006	8300 N OKLAHOMA AVE OKLAHOMA CITY
3735	R217721085	82ND STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	002	000	9000 BROADWAY BLK 002 PT OF LOT 003 BEG 237.06FT E OF NW/C BLK 002 LOT 003 TH E245.55FT SE35.36FT S174.1FT W270.55FT N199.11FT TO BEG	UNKNOWN

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3735	R217721095	AG HALF RE HOLDINGS LLC		12360 MARKET DR	OKLAHOMA CITY	OK	73114	9000 BROADWAY	002	000	9000 BROADWAY BLK 002 PT OF LOT 003 BEG 237.06FT E & 199.11FT S OF NW/C BLK 002 LOT 003 TH E270.55FT S243.89FT SW35.36FT W245.55FT N268.89FT TO BEG	UNKNOWN
3735	R217721060	83RD STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	002	001	9000 BROADWAY BLK 002 LOT 001	8590 BROADWAY EXT OKLAHOMA CITY
3735	R217721070	TAG ONECORE RE HOLDINGS LLC		12360 MARKET DR	OKLAHOMA CITY	OK	73114	9000 BROADWAY	002	002	9000 BROADWAY BLK 002 LOT 002	100 NE 85TH ST OKLAHOMA CITY
3735	R217721080	82ND STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	002	003	9000 BROADWAY BLK 002 LOT 003 EX A TR BEG 237.06FT E OF NW/C BLK 002 LOT 003 TH E245.55FT SE35.36FT S174.1FT W270.55FT N199.11FT TO BEG & EX A TR BEG 237.06FT E & 199.11FT S OF NW/C BLK 002 LOT 003 TH E270.55FT S243.89FT SW35.36FT W245.55FT N268.89FT TO BEG	101 NE 82ND ST OKLAHOMA CITY
3735	R217721090	82ND STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	002	004	9000 BROADWAY BLK 002 LOT 004	5 NE 82ND ST OKLAHOMA CITY

3735	R103820100	WILSHIRE DEVELOPMENT LLC		PO BOX 18756	OKLAHOMA CITY	OK	73154- 0756	NORTH BROADWAY HGTS	000	000	NORTH BROADWAY HGTS 000 000 PT OF ADELE HTS ADDN PHILLIPS ADDN KNEENS ADDN COMPTONS SUB ADDN NORWOODS SHADYSIDE ADDN NORTH BROADWAY HTS ADDN & EAST BROADWAY HTS ADDN & PT OF VACATED STREETS & ALLEYS DESCRIBED AS PT SW4 SEC 34 13N 3W BEG 158FT E & 60FT N OF SW/C SW4 TH NW70.70FT N243FT W25FT N175FT W12.50FT N715FT E6.56FT N165FT E12.34FT N32.54FT W16.40FT N252.85FT E9.84FT N132.59FT E1600.16FT N806.94FT E951.73FT TO NE/C SW4 S2602.14FT W1048.75FT N7FT W100FT S7FT W410FT N27FT W935FT TO BEG EX PT OF ADELE HEIGHTS & PT OF N/2 OF NE82ND (PLTD AS JACKSON AVE)	0 UNKNOWN OKLAHOMA CITY
3735	R103820100	(continued)									DESCRIBED AS PT SW4 34 13N 3W BEG 1408FT N & 89.40FT E OF SW/C SW4 TH N32.54FT W16.40FT N252.85FT E9.84FT N132.59FT E1600.16FT TO NE/C BLK 10 S417.98FT TO CENTER LINE NE 82ND W1593.60FT TO BEG & EX A TR BEG 1332.84FT N OF SE/C SW4 TH W50.23FT N166.50FT E49.14FT S166.50FT TO BEG & EX A TR BEG 158FT E & 60FT N OF SW/C SW4 TH NW70.70FT NWLY243FT W25FT NWLY175FT W12.50FT NWLY715FT E6.56FT NWLY165FT E1605.94FT SELY1375FT W80FT NWLY7FT W100FT SELY7FT W410FT NWLY27FT W935FT TO BEG	

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3735	R103820105	EAST WILSHIRE BLVD DEVELOPMENT LLC		9211 LAKE HEFNER PARKWAY, Unit 110	OKLAHOMA CITY	OK	73120	NORTH BROADWAY HGTS	000	000	UNPLTD PT SW4 SEC 34 13N 3W BEG 158FT E & 60FT N & 538.75FT E OF SW/C SW4 TH N317.99FT W601FT NW18.03FT N137.26FT W12.5FT N715FT E6.56FT N165FT E1075.94FT S419.19FT E530FT S955.81FT W80FT N7FT W100FT S7FT W410FT N27FT W396.25FT TO POB	UNKNOWN
3735	R104405600	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116- 6431	PHILLIPS ADDITION	003	000	UNPLTD PT SEC 34 13N 3W BLK 000 LOT 000 PT SW4 SEC 34 13N 3W BEG 1332.84FT N OF SE/C SW4 TH W50.23FT N166.50FT E49.14FT S166.50FT TO BEG (FORMERLY PT OF BLK 4 EAST BROADWAY HTS ADDN) PLUS A TR BEG 1967FT N & 183.16FT E & 100.18FT ELY & 572FT E & 10FT N OF SW/C SW4 TH N87.5FT E120FT S87.5FT W120FT TO BEG (FORMERLY PT OF ADELE HTS ADDN)	0 UNKNOWN OKLAHOMA CITY
3736	R134605000	9000 BROADWAY LLC	C/O SAVAGE SAVAGE AND BROWN	PO BOX 22845	OKLAHOMA CITY	OK	73125	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W 000 000 PT NW4 SEC 34 13N 3W BEG 1380.93FT W & 1291.58FT S OF NE/C NW4 TH S364.42FT W1180FT TO E LINE BROADWAY EXTENSION TH S APPROX 75.7FT E20FT S550FT W20FT S350.48FT TO S LINE NW4 TH E TO A PT 407.62FT W OF SE/C NW4 TH N845.99FT NWLY1093.19FT TO BEG EX .84ACRS TO STATE & EX A TR BEG 73FT E OF SW/C NW4 TH N APPROX 100FT E19.89FT N150.92FT NELY139.04FT NELY128.29FT SELY568.12FT SELY712.46FT TO S LINE NW4 TH W TO BEG	8800 N BROADWAY EXT OKLAHOMA CITY

3736	R134604510	9000 BROADWAY LLC	C/O SAVAGE SAVAGE AND BROWN	PO BOX 22845	OKLAHOMA CITY	OK	73125	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W BLK 000 LOT 000 PT NW4 SEC 34 13N 3W BEG 1258.66FT E & 834.4FT S OF NW/C NW4 TH S821.6FT W1180FT TO E LINE BROADWAY EXTENSION TH N APPROX 75.7FT E20FT N36.63FT NELY ON A CURVE 397.26FT NELY ON A CURVE 207.38FT TH NLY ALONG A CURVE APPROX 199.15FT NLY APPROX 48.09FT E376.86FT S130.67FT E524.68FT TO BEG EX APPROX .835ACRS ON W TO STATE (INCLUDES PT OF CAMERON PARKWAY PRIVATE DR)	9000 CAMERON PKWY OKLAHOMA CITY
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