



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

501 W. Memorial Rd.

Project Name

501 W. Memorial Rd. (Oklahoma County; R140562490)

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

Automotive dealership.

Summary Purpose Statement / Proposed Development

Staff Use Only:	SPUD-1567
Case No.: SPUD -	
File Date:	9-14-23
Ward No.:	W7
Nbhd. Assoc.:	FAIRHILL HOA
School District:	EDMOND
Extg Zoning:	SPUD-824
Overlay:	

4.2519 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):

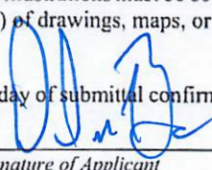
Name

Mailing Address

City, State, Zip Code

Phone

Email

  
Signature of Applicant

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

Applicant's Name (please print)  
522 Colcord Dr.

Applicant's Mailing Address  
Oklahoma City, OK 73102

City, State, Zip Code  
405-232-0080

Phone  
dmbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

## Exhibit A

### LEGAL DESCRIPTION:

A part of the Southwest Quarter (SW/4) of the Section NINE (9), Township THIRTEEN (13) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter;

THENCE North 00°15'00" East a distance of 50.00 feet;

THENCE South 90°00'00" West, a distance of 30.00 feet to the POINT OF BEGINNING, Said point being on the North right-of-way line of Memorial Road and on the West right-of-way line of Walker Avenue, both in the City of Oklahoma City, Oklahoma;

THENCE North 00°15'00" East along the West right-of-way of Walker Avenue for a distance of 464.00 feet to a point, being also the Southeast Corner of Lot 1, Block 13 FAIR HILL ADDITION to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof;

THENCE North 90°00'00" West, a distance of 400.18 feet;

THENCE South 00°00'00" West, a distance of 464.00 feet to a point on the North right-of-way line of Memorial Road;

THENCE North 90°00'00" East along the North right-of-way of Memorial Road, for a distance of 398.13 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 185,214 square feet or 4.2519 acres, more or less.



**AFTER RECORDING RETURN TO:**

Cooper Edmond Investments, LLC  
14349 N. Kelly Ave.  
Edmond, OK 73013  
Attn: Joseph R. Cooper, Manager

21264494  
\*\*\*  
**OLD REPUBLIC TITLE**  
\*\*\*  
4040 N. TULSA  
Oklahoma City, OK 73112

**SPECIAL WARRANTY DEED**

**KNOW ALL BY THESE PRESENTS THAT:**

That GROUP 1 REALTY, INC., a Delaware corporation ("Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto COOPER EDMOND INVESTMENTS, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing and notice address is 14349 N. Kelly Avenue, Edmond, Oklahoma 73013, all of the real property and premises situated in Oklahoma County, Oklahoma, and more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all the improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the Grantor, but not otherwise, LESS AND EXCEPT Grantor's right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" and all rights, privileges and immunities relating thereto (it being Grantor's intent to retain and reserve all of Grantor's right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" and all rights, privileges and immunities relating thereto) AND SUBJECT TO the matters described on Exhibit "B" attached hereto and incorporated herein.

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

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of this 17th day of November 2021.

GROUP 1 REALTY, INC.,  
a Delaware corporation

By [Signature]  
Name: Darryl M. Burman  
Title: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

ss.

This instrument was acknowledged before me on November 17, 2021, by Darryl M. Burman, as Vice President of Group 1 Realty, Inc., a Delaware corporation.

[Signature]  
Notary Public

My Commission Expires: 5/1/24

(SEAL)



EXHIBIT "A"

Property Description

A part of the Southwest Quarter (SW/4) of the Section NINE (9), Township THIRTEEN (13) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter; Thence North  $00^{\circ}15'00''$  East a distance of 50.00 feet; Thence South  $90^{\circ}00'00''$  West, a distance of 30.00 feet to the Point of Beginning, Said point being on the North right-of-way line of Memorial Road and on the West right-of-way line of Walker Avenue, both in the City of Oklahoma City, Oklahoma; Thence North  $00^{\circ}15'00''$  East along the West right-of-way of Walker Avenue for a distance of 464.00 feet to a point, being also the Southeast Corner of Lot 1, Block 13 Fair Hill Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof; Thence North  $90^{\circ}00'00''$  West, a distance of 400.18 feet; Thence South  $00^{\circ}00'00''$  West, a distance of 464.00 feet to a point on the North right-of-way line of Memorial Road; Thence North  $90^{\circ}00'00''$  East along the North right-of-way of Memorial Road, for a distance of 398.13 feet to the Point of Beginning.

EXHIBIT "B"

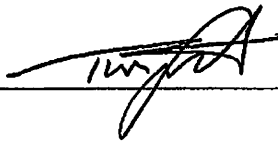
Exceptions to Warranty of Title

1. Ad valorem taxes for 2021 and subsequent years, not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Utility Easement and Public Roadways and Easements as contained in Decree of Vacation in Case No. CJ-82-2558 recorded in Book 4887, Page 1052.
4. Easement in favor of Champlin Petroleum Company recorded in Book 5072, Page 1495, as assigned.
5. Right-of-way in favor of Standish Pipe Line Company recorded in Book 518, Page 355 and Partial Release in Book 4673, Page 1324, as assigned and amended.
6. Right-of-way in favor of Phillips Petroleum Company recorded in Book 853, Page 551.
7. Right-of-way in favor of Phillips Petroleum Company recorded in Book 853, Page 553.
8. Unrecorded Billboard Lease Agreement between Grantor and Arnold Outdoor, Inc. dated September 22, 2015.
9. All matters that would be shown by a current survey of the property.

## LETTER OF AUTHORIZATION

Cooper Edmond Investments LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location \_\_\_\_

501 W Memorial Rd  
N. Walker : MEMORIA RD

By: 

Title: MGR

Date: 9/11/2023

## **CERTIFICATE OF BONDED ABTRACTOR** **(300 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 300 feet in all directions of the following described land:

**A part of the Southwest Quarter (SW/4) of the Section NINE (9), Township THIRTEEN (13) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:**

COMMENCING at the Southeast corner of the Southwest Quarter;

**THENCE North 00°15'00" East a distance of 50.00 feet;**

THENCE South 90°00'00" West, a distance of 30.00 feet to the POINT OF BEGINNING, Said point being on the North right-of-way line of Memorial Road and on the West right-of-way line of Walker Avenue, both in the City of Oklahoma City, Oklahoma;

THENCE North 00°15'00" East along the West right-of-way of Walker Avenue for a distance of 464.00 feet to a point, being also the Southeast Corner of Lot 1, Block 13 FAIR HILL ADDITION to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof;

**THENCE North 90°00'00" West, a distance of 400.18 feet;**

**THENCE South 00°00'00" West, a distance of 464.00 feet to a point on the North right-of-way line of Memorial Road;**

THENCE North 90°00'00" East along the North right-of-way of Memorial Road, for a distance of 398.13 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 185,214 square feet or 4.2519 acres, more or less.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

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

Dated: September 07, 2023 at 7:30 AM

**First American Title Insurance Company**



Rochelle Duke

By:

Shelly Duke

Abstractor License No. 0049

OAB Certificate of Authority # 4792

File No. 2834728-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
3635	R140562490	COOPER EDMOND INVESTMENTS LLC	14349 N KELLY AVE	EDMOND	OK	73013	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 50FT N & 30FT W OF SE/C SW4 TH N464FT W400.18FT S464FT E398.13FT TO BEG CONT 4.25ACRS MORE OR LESS (SUBJECT PROPERTY)	UNKNOWN
3634	R129091440	GLEN OAKS RESIDENTIAL COMMUNITY INC	PO BOX 6293	EDMOND	OK	73083-6293	GLEN OAKS 1	000	000	GLEN OAKS 1 000 000 COMMON LOT A	0 UNKNOWN OKLAHOMA CITY
3634	R129091370	WILLHITE KENNETH & BARBARA	13801 GLEN OAKS PL	EDMOND	OK	73013	GLEN OAKS 1	003	001	GLEN OAKS 1 003 001	13801 GLEN OAKS PL OKLAHOMA CITY
3634	R129091380	ZABOVNIK RICHARD & LOUELLA TRS, ZABOVNIK RICHARD & LOUELLA REV L TRUST	13805 GLEN OAKS PL	EDMOND	OK	73013-2408	GLEN OAKS 1	003	002	GLEN OAKS 1 003 002	13805 GLEN OAKS PL OKLAHOMA CITY
3634	R140562105	GROUP 1 REALTY INC	800 GESSNER RD STE 500	HOUSTON	TX	77024-4498	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SE4 SEC 9 13N 3W BEING S533.12FT OF W850FT OF SE4 EX S50FT	0 UNKNOWN OKLAHOMA CITY
3635	R141034025	BRUEHL DENNIS L	541 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E30FT W60FT LOT 13	541 NW 137TH ST OKLAHOMA CITY
3635	R141034027	GIBBS CONLEY RICHARD III	539 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E15FT LOT 13 & W15FT LOT 14	539 NW 137TH ST OKLAHOMA CITY
3635	R141034030	PARKS REAL ESTATE INC	6314 N VILLA AVE	OKLAHOMA CITY	OK	73112	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E30FT OF W45FT LOT 14	537 NW 137TH ST OKLAHOMA CITY
3635	R141034035	CRAWFORD JAQUETTA KAY	535 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E30FT LOT 14	535 NW 137TH ST OKLAHOMA CITY
3635	R141034040	WILLIAMS LINDA S	533 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 W30FT LOT 15	533 NW 137TH ST OKLAHOMA CITY
3635	R141034045	LOWREY BART	531 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 W30FT OF E45FT LOT 15	531 NW 137TH ST OKLAHOMA CITY
3635	R141034050	KIM KATHY	6566 EDEN VALLEY DR	FRISCO	TX	75036	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E15FT LOT 15 & W15FT LOT 16	529 NW 137TH ST OKLAHOMA CITY
3635	R141034055	PURPLE ANCHOR INVESTMENTS LLC	6408 WINFIELD DR	OKLAHOMA CITY	OK	73162	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 W30FT OF E60FT LOT 16	527 NW 137TH ST OKLAHOMA CITY
3635	R141034060	PURPLE ANCHOR INVESTMENTS LLC	6408 WINFIELD DR	OKLAHOMA CITY	OK	73162	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E30FT LOT 16	525 NW 137TH ST OKLAHOMA CITY

3635	R141034065	FORREST PROPERTIES LLC 523 NW 137TH ST	15136 TRADITIONS BLVD, Unit 1	EDMOND	OK	73013	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 W30FT LOT 17	523 NW 137TH ST OKLAHOMA CITY
3635	R141034070	WINFREY TOM S & CAMILLA J	3036 WILLOW BROOK RD	OKLAHOMA CITY	OK	73120-5725	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E15FT LOT 17 & W15FT LOT 18	519 NW 137TH ST OKLAHOMA CITY
3635	R141034075	LINDSAY GAROLD, LINDSAY RONDA	45209 RIVER RD	SHAWNEE	OK	74801-6657	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E30FT OF W45FT LOT 18	517 NW 137TH ST OKLAHOMA CITY
3635	R141034080	HILL MARY R	513 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E30FT LOT 18 & W30FT LOT 19	513 NW 137TH ST OKLAHOMA CITY
3635	R141034085	ROSS DARRYL L & FLEISHA Y REV LIV TRUST	511 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 W30FT E45FT LOT 19	511 NW 137TH ST OKLAHOMA CITY
3635	R141034105	ROSS DARRYL L & FLEISHA Y REV LIV TRUST	509 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E15FT LOT 19 & W15 FT LOT 21	509 NW 137TH ST OKLAHOMA CITY
3635	R141034110	HENDLEY BLAKE & KILEY TRS, HENDLEY BLAKE AND KILEY LIV TRUST	2605 S AIR DEPOT BLVD	EDMOND	OK	73013	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 W30FT OF E60FT LOT 21	507 NW 137TH ST OKLAHOMA CITY
3635	R141034113	MYERS TERRA D	12205 N AIR DEPOT RD	EDMOND	OK	73013	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E30FT LOT 21	505 NW 137TH ST OKLAHOMA CITY
3635	R141034115	DAVIS DEREK V	3201 SONGWOOD DR	EDMOND	OK	73003	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 W30FT LOT 22	503 NW 137TH ST OKLAHOMA CITY
3635	R141034120	CHINDA RAYE CHAYA	501 NW 137TH ST	EDMOND	OK	73013-1902	FAIR HILL ADDITION	012	000	FAIR HILL ADDITION 012 000 E45FT LOT 22	501 NW 137TH ST OKLAHOMA CITY
3635	R141034205	PINNACLE CARPENTRY INC	PO BOX 6803	EDMOND	OK	73083-6803	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 LOT 9 LESS E20FT SD LOT	538 NW 137TH ST OKLAHOMA CITY
3635	R141034200	PINNACLE CARPENTRY INC	412 NW 141ST CIR	EDMOND	OK	73013	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W10FT LOT 8 & E20FT LOT 9	536 NW 137TH ST OKLAHOMA CITY
3635	R141034195	WYLIE SARAH L	534 NW 137TH ST	EDMOND	OK	73013	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 E31.5FT OF W41.5FT LOT 8	534 NW 137TH ST OKLAHOMA CITY
3635	R141034185	BLAKE JACOB ELLIOT	11004 SW 7TH CIR	YUKON	OK	73099	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W34.3FT LOT 7	530 NW 137TH ST OKLAHOMA CITY
3635	R141034185	BLAKE JACOB ELLIOT	11004 SW 7TH CIR	YUKON	OK	73099	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W34.3FT LOT 7	530 NW 137TH ST OKLAHOMA CITY
3635	R141034177	LEE JENNIFER R	528 NW 137TH ST	EDMOND	OK	73013-1901	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W30.7FT OF E40.7FT LOT 7	528 NW 137TH ST OKLAHOMA CITY
3635	R141034175	BOUCHER TANYA	1820 AVENIDA DEL MUNDO UNIT 810	CORONADO	CA	92118	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W20FT LOT 6 & E10FT LOT 7	526 NW 137TH ST OKLAHOMA CITY
3635	R141034170	BOUCHER TANYA	1820 AVENIDA DEL MUNDO UNIT 810	CORONADO	CA	92118	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W30FT OF E55FT LOT 6	524 NW 137TH ST OKLAHOMA CITY

3635	R141034167	GILMORE DANIELLE RENE	1158 CREEKSIDE DR	CHOCTAW	OK	73020	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W8FT LOT 5 & E25FT LOT 6	522 NW 137TH ST OKLAHOMA CITY
3635	R141034166	TACKTICS ENTERPRISES LLC	3517 STAGMOOR RD	EDMOND	OK	73034- 1516	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 E32FT OF W40FT LOT 5	520 NW 137TH ST OKLAHOMA CITY
3635	R141034165	DOLAN PROPERTY MANAGEMENT LLC	10900 SORENTINO DR	ARCADIA	OK	73007	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W32FT OF E35FT LOT 5	518 NW 137TH ST OKLAHOMA CITY
3635	R141034160	DOLAN PROPERTY MANAGEMENT LLC	10900 SORENTINO DR	ARCADIA	OK	73007	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W30FT LOT 4 & E3FT LOT 5	516 NW 137TH ST OKLAHOMA CITY
3635	R141034155	TESHOME ESKINDER, ABEBE SELAMAWITT S	514 NW 137TH ST	EDMOND	OK	73013	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 E32.5FT OF W62.5FT LOT 4	514 NW 137TH ST OKLAHOMA CITY
3635	R141034150	ENZ REAL ESTATE LLC	4700 NW 23RD ST, Unit 112	OKLAHOMA CITY	OK	73127	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W20FT LOT 3 & E12.5FT LOT 4	512 NW 137TH ST OKLAHOMA CITY
3635	R141034145	HEALEY DANIEL T & SINEAD M	1216 DECANter DR	NEW BRAUNFELS	TX	78132	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 E32FT W52FT LOT 3	510 NW 137TH ST OKLAHOMA CITY
3635	R141034140	FORREST PROPERTIES LLC 508 NW 137TH ST SERIES	15136 TRADITIONS BLVD STE 1	EDMOND	OK	73013	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 W10FT LOT 2 & E23FT LOT 3	508 NW 137TH ST OKLAHOMA CITY
3635	R141034135	RENOVATION CARPET CLEANING INC, DBA RENOVATION SERVICES	PO BOX 595	EULESS	TX	76039	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 E32.5FT OF W42.5FT LOT 2	506 NW 137TH ST OKLAHOMA CITY
3635	R141034130	THOMPSON CRYSTAL	528 NW 139TH ST	EDMOND	OK	73013- 1909	FAIR HILL ADDITION	013	000	FAIR HILL ADDITION 013 000 E32.5FT LOT 2	504 NW 137TH ST OKLAHOMA CITY
3635	R141034125	HIGGINS REALTY GROUP LLC	2608 S BROADWAY	EDMOND	OK	73013- 4029	FAIR HILL ADDITION	013	001	FAIR HILL ADDITION 013 001	502 NW 137TH ST OKLAHOMA CITY
3635	R140562505	MEMORIAL ENTERPRISES LLC	525 W MEMORIAL RD	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 09 13N 3W	000	0	UNPLTD PT SEC 09 13N 3W 000 0 PT SW4 SEC 9 13N 3W BEG 50FT N & 428.13FT W OF SE/C SW4 TH W201.87FT N180.72FT NWLY ON A CURVE LEFT 289.50FT E252.37FT S464FT TO BEG	525 W MEMORIAL RD OKLAHOMA CITY

3635	R140562510	TENLUKE PROPERTY 609 W MEMORIAL LLC	609 W MEMORIAL RD	OKLAHOMA CITY	OK	73114-2006	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 680FT W & 50FT N OF SE/C SW4 TH N180.83FT TO A CURVE TH NLY ALONG A CURVE 277.13FT WLY146.45FT W40.68FT S463.96FT E236FT TO BEG	609 W MEMORIAL RD OKLAHOMA CITY
3661	R131251085	DAHR PROPERTIES MEMORIAL SPRINGS LLC	6905 NW GRAND BLVD	OKLAHOMA CITY	OK	73116-5001	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 PT NE4 SEC 16 13N 3W BEG NW/C OF NE4 TH E605.09FT S310FT E275FT S410FT E330FT S601FT TO N LINE SANTA FE & MEMORIAL BUS PK ADDN TH W ALONG SD LINE TO NW/C LT 19 BLK 1 OF	O UNKNOWN OKLAHOMA CITY
3664	R168513000	DAHR PROPERTIES MEMORIAL SPRINGS LLC	6905 NW GRAND BLVD	OKLAHOMA CITY	OK	73116-5001	BRITTON TOWNSHIP	000	000	BRITTON TOWNSHIP BLK 000 LOT 000 PT NW4 SEC 16 13N 3W BEG 1134.21FT S & 75FT E OF NW/C NW4 TH SE1965.33FT SE101.98FT SE725.39FT S405.79FT W1846.2FT NW93.47FT NE175.09FT NE129.19FT W944.37FT N735.47FT	O UNKNOWN OKLAHOMA CITY
3664	R131254055	COOPER EDMOND INVESTMENTS LLC	PO BOX 21748	OKLAHOMA CITY	OK	73156	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 PT NW4 SEC 16 13N 3W BEG 438.04FT S OF NE/C NW4 TH S323.84FT W619.16FT N760.29FT (759.59FT OF RECORD) E400FT S438.04FT E219.42FT TO BEG & A TR BEG 761.88FT S & 619.16FT	600 W MEMORIAL RD OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**501 W. Memorial Rd.**

**September 13, 2023**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.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, 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 by right on this site:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.18	Automotive and Equipment: Automobile Dealerships and Malls
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted

8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

**2. Maximum Building Height:**

The maximum building height shall be six (6) stories.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines:**

Building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

The existing eight-foot (8') fence shall be permitted to remain and deemed to conform to applicable regulations.



## **7. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform to the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

## **8. Signs:**

### **8.1 Freestanding Accessory Signs**

There shall be a maximum of two (2) freestanding accessory signs. All freestanding signs within this SPUD shall be ground (monument) signs with a maximum height of twenty-five feet (25') and a maximum of 200 square feet in area.

A sign that contains the name of any business and/or multi-family development located within this SPUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this SPUD. Canopy signs shall be permitted for each business use in the SPUD, and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

### **8.2 Attached Signs**

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

### **8.3 Non-Accessory 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 prohibited.

## **9. Access:**

There shall be a maximum of two (2) access points from N. Walker Ave. and a maximum of one (1) access point from W. Memorial Rd.

## **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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

## **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, rock or stone masonry, stucco, wood, architectural metal, 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 metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented towards a major arterial.

Outdoor speakers shall be prohibited within this SPUD.

### **2. Open Space:**

N/A.

### **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.

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

### **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:**

This SPUD shall provide three (3) parking spaces for each 1,000 square feet of building area proposed to accommodate the indoor sales area and one (1) parking space for each 5,000 square feet of building area to accommodate the outside lot. The 264 parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

## **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 A

### LEGAL DESCRIPTION:

A part of the Southwest Quarter (SW/4) of the Section NINE (9), Township THIRTEEN (13) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter;

THENCE North 00°15'00" East a distance of 50.00 feet;

THENCE South 90°00'00" West, a distance of 30.00 feet to the POINT OF BEGINNING, Said point being on the North right-of-way line of Memorial Road and on the West right-of-way line of Walker Avenue, both in the City of Oklahoma City, Oklahoma;

THENCE North 00°15'00" East along the West right-of-way of Walker Avenue for a distance of 464.00 feet to a point, being also the Southeast Corner of Lot 1, Block 13 FAIR HILL ADDITION to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof;

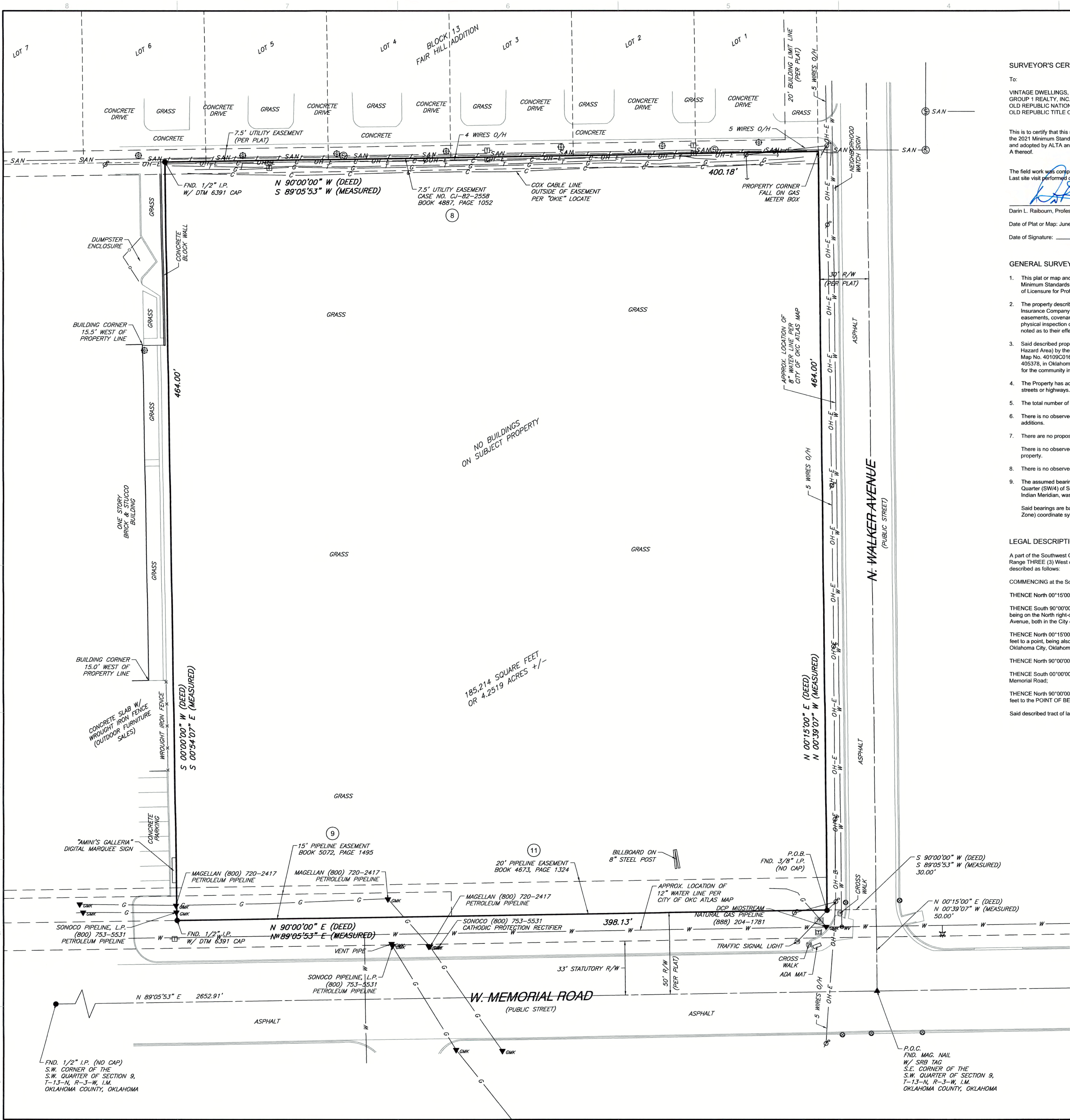
THENCE North 90°00'00" West, a distance of 400.18 feet;

THENCE South 00°00'00" West, a distance of 464.00 feet to a point on the North right-of-way line of Memorial Road;

THENCE North 90°00'00" East along the North right-of-way of Memorial Road, for a distance of 398.13 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 185,214 square feet or 4.2519 acres, more or less.





#### SURVEYOR'S CERTIFICATE

To:  
VINTAGE DWELLINGS, LLC, an Oklahoma limited liability company  
GROUP 1 REALTY, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b1), 8, 9, 10, 11, 16 and 17 of Table A thereof.

The field work was completed on June 21, 2021.  
Last site visit performed on October 15, 2021.

Darin L. Raibourn, Professional Land Surveyor No. 1637

Date of Plat or Map: June 25, 2021

Date of Signature: 10/21/2021



#### GENERAL SURVEY NOTES:

- This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described herein is the same as the property described in Old Republic National Title Insurance Company Commitment No. 21264494 with an effective date of June 3, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "X" (Non-Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 401090C0160H, with a date of identification of December 18, 2009 for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has access to W. Memorial Road and N. Walker Avenue, both being dedicated public streets or highways.
- The total number of striped parking spaces on the subject property is 0.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, to the best of my knowledge.  
There is no observed evidence of recent street or sidewalk construction or repairs on subject property.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The assumed bearing of North 89°05'53" East as shown along the south line of the Southwest Quarter (SW/4) of Section Nine (9), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, was used as the basis of bearing for this survey.  
Said bearings are based upon GPS observations relative to the Oklahoma State Plane (North Zone) coordinate system - NAD83 (2011).

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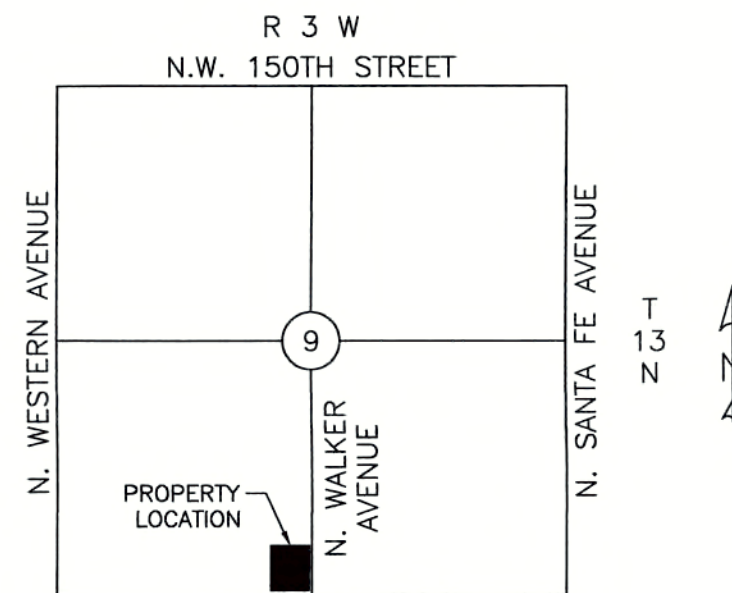
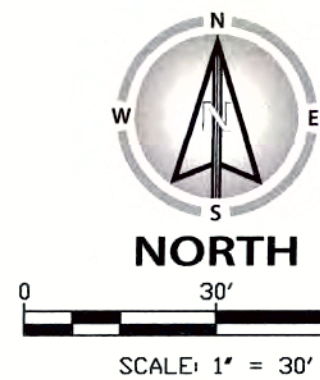
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SCALE: 1"=2000'  
LOCATION MAP

#### TITLE COMMITMENT EXCEPTION NOTES:

- 7.5 foot wide Utility Easement as described in DECREE OF VACATION in Case No. CJ-82-2558 recorded in Book 4887, Page 1052 affects subject property and is shown hereon.
- EASEMENT in favor of Champlin Petroleum Company, for pipeline purposes, recorded in Book 5072, Page 1495; ASSIGNMENT to Williams Pipe Line Company recorded in Book 5219, Page 435; purported ASSIGNMENT to Mid-Continent Pipe Line Company recorded in Book 5275, Page 1905; and purported ASSIGNMENT to Sunoco Mid-Con, LLC in Book 11040, Page 23 affects subject property and is shown hereon.
- RIGHT OF WAY CONTRACT in favor of Standish Pipe Line Company, for pipeline purposes, recorded in Book 279, Page 128; and RELEASE OF RIGHT OF WAY CONTRACTS recorded in Book 1667, Page 671 does not affect subject property.
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Said document states: "... all the pipe lines and pipe line systems belonging to and owned by Grantor and now located and situated in Oklahoma County, State of Oklahoma ...".

Said document is ambiguous in nature and does not define an easement location, therefore the Surveyor has not made a determination as to how said document affects subject property. (Non-Plottable)

#### LEGEND

	POWER POLE		SUBJECT PROPERTY BOUNDARY
	GUY ANCHOR		PLATTED LOT LINES
	FIRE HYDRANT		BUILDING FOOTPRINT
	WATER VALVE		CENTERLINE OF STREET
	SANITARY SEWER MANHOLE		OVERHEAD ELECTRIC
	TRAFFIC CONTROL BOX		UNDERGROUND SANITARY SEWER
	TRAFFIC PULL BOX		UNDERGROUND WATER LINE
	TRAFFIC SIGNAL LIGHT		UNDERGROUND GAS LINE
	GAS METER		UNDERGROUND TELEPHONE LINE
	GAS PIPELINE MARKER		UNDERGROUND CABLE LINE
	TELEPHONE PEDESTAL		CHAINLINK FENCE
	CABLE PEDESTAL		STOCKADE FENCE
	SIGN		WROUGHT IRON FENCE
	FOUND IRON PIN		
	FOUND MAG. NAIL		
	FOUND CUT "X"		
	P.O.C. POINT OF COMMENCEMENT		
	P.O.B. POINT OF BEGINNING		

#### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

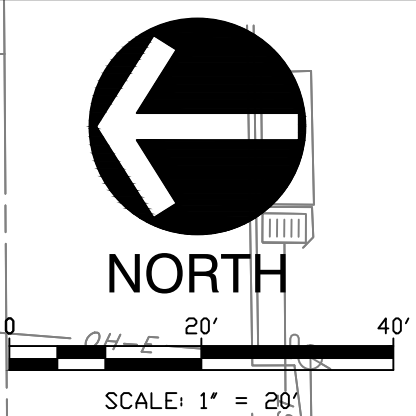
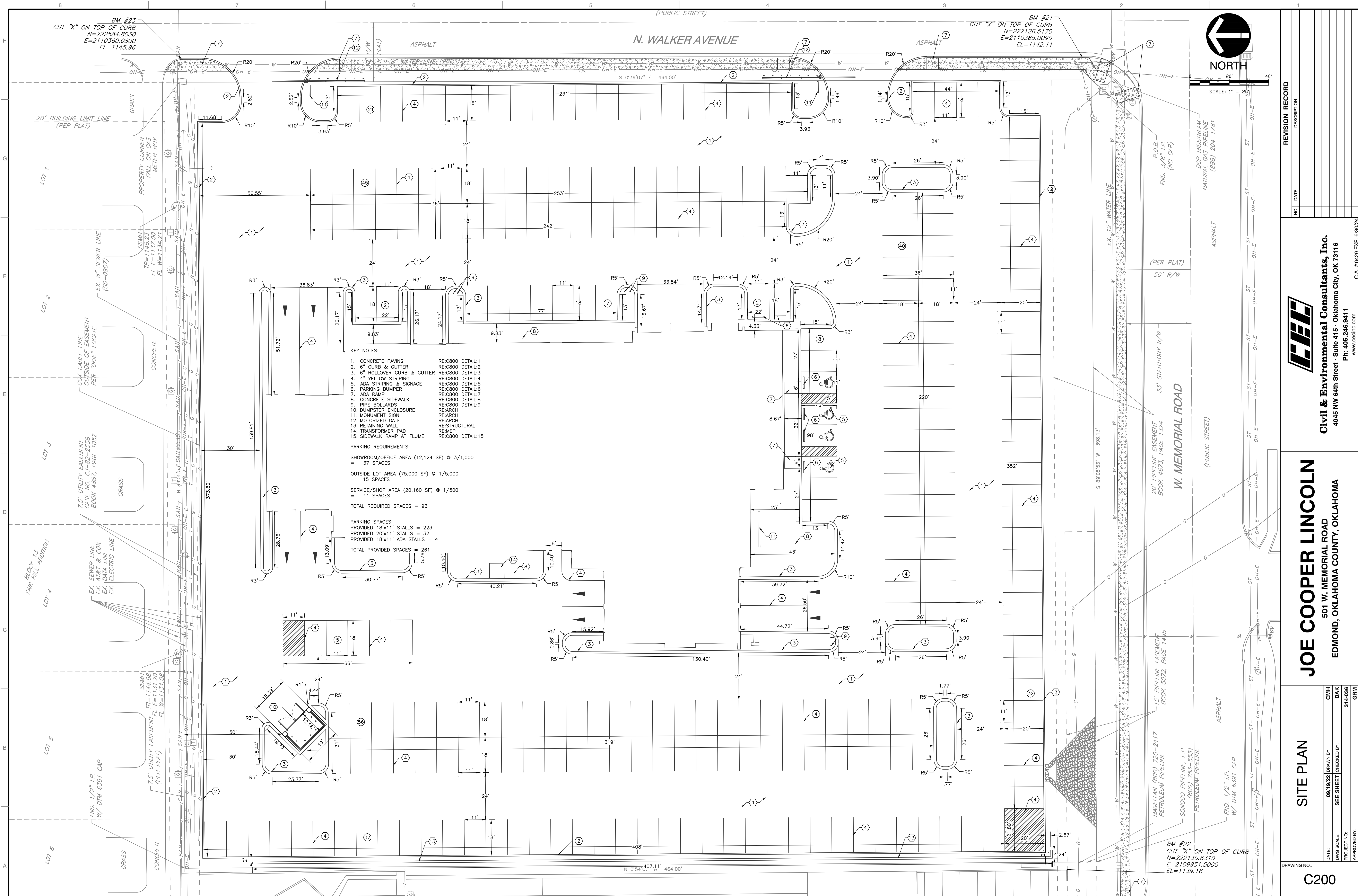
REVISION RECORD	
NO.	DATE
1	10/21/21
DESCRIPTION UPDATED EXHIBIT TO SHOW CURRENT UTILITY LOCATES PERFORMED BY "DART"	

**Civil & Environmental Consultants, Inc.**  
4045 NW 64th Street · Suite 415 · Oklahoma City, OK 73116  
Ph: 405.246.9411  
www.ccecinc.com

**VINTAGE DWELLINGS, LLC**  
Memorial Road & Walker Avenue  
SW/4 SECTION 9, T-13-N, R-3-W, I.M.  
OKLAHOMA COUNTY,  
STATE OF OKLAHOMA

DRAWING NO.:	SV-01
DATE:	06/25/2021
DWG SCALE:	1" = 30'
PROJECT NO.:	314-036
APPROVED BY:	DLR
TITLE:	DLR





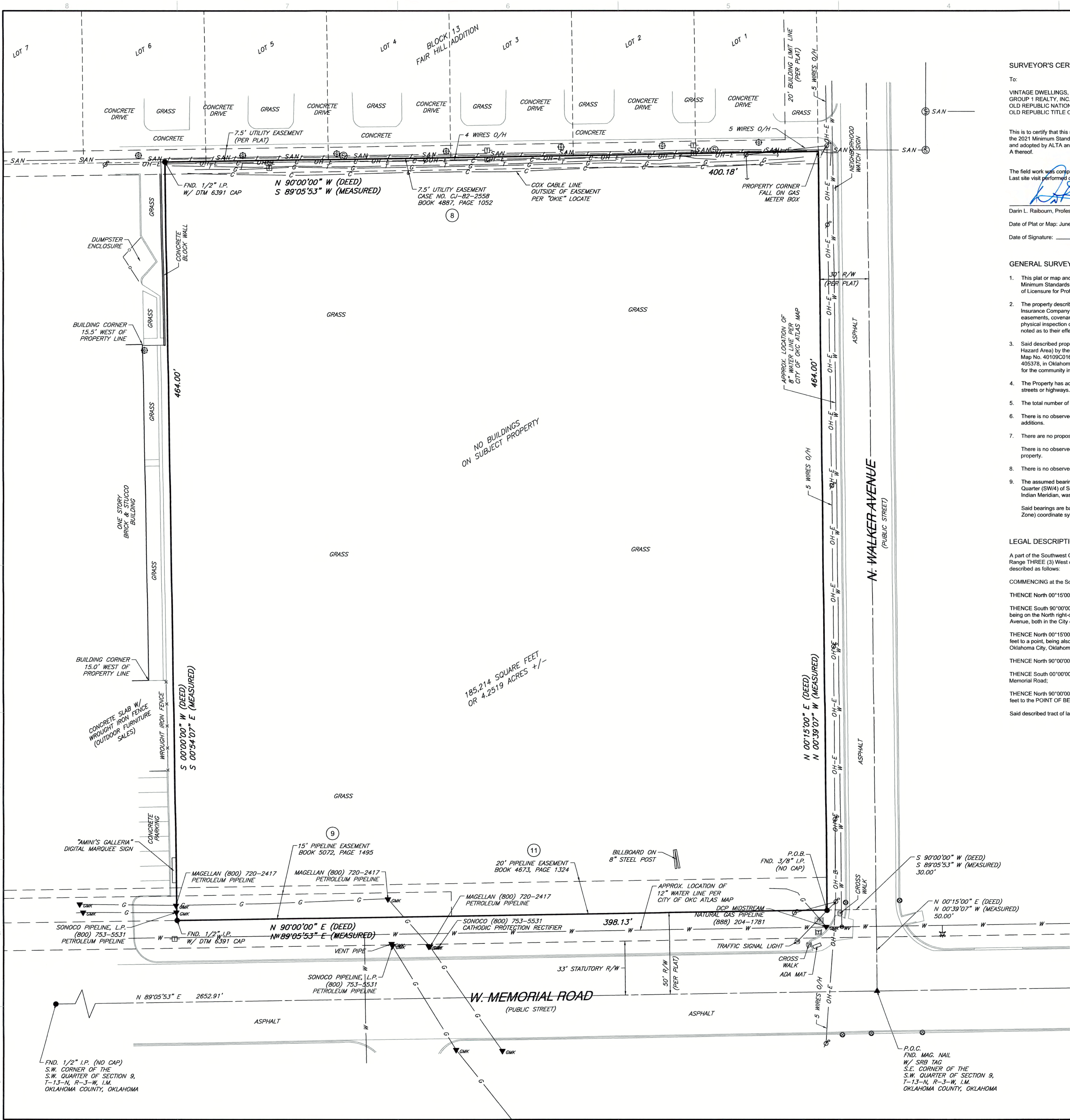
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**JOE COOPER LINCOLN**  
501 W. MEMORIAL ROAD  
EDMOND, OKLAHOMA COUNTY, OKLAHOMA

SITE PLAN	
DRAWING NO.:	C200
DATE:	09/19/22
DRAWN BY:	CMH
CHECKED BY:	DAK
PROJECT NO.:	314-036
APPROVED BY:	GRM





SURVEYOR'S CERTIFICATE

To:  
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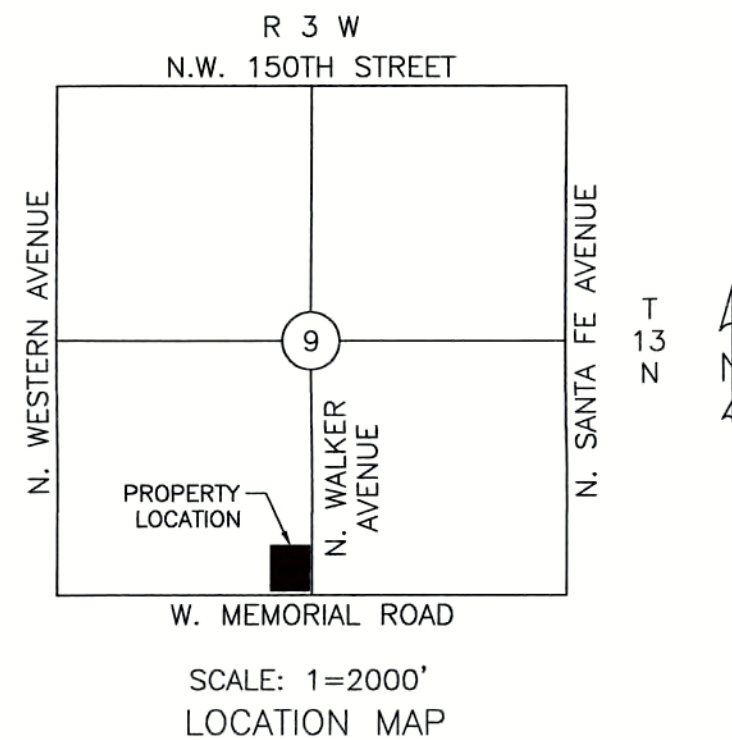
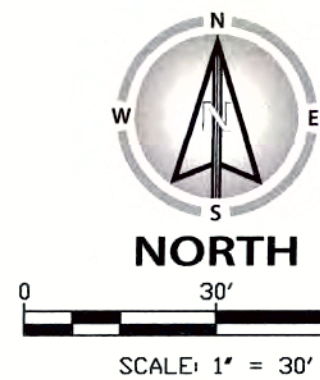
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LEGEND

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	TRAFFIC CONTROL BOX		UNDERGROUND SANITARY SEWER
	TRAFFIC PULL BOX		UNDERGROUND WATER LINE
	TRAFFIC SIGNAL LIGHT		UNDERGROUND GAS LINE
	GAS METER		UNDERGROUND TELEPHONE LINE
	GAS PIPELINE MARKER		UNDERGROUND CABLE LINE
	TELEPHONE PEDESTAL		CHAINLINK FENCE
	CABLE PEDESTAL		STOCKADE FENCE
	SIGN		WROUGHT IRON FENCE
	FOUND IRON PIN		
	FOUND MAG. NAIL		
	FOUND CUT "X"		
	P.O.C.		
	P.O.B.		

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISION RECORD	
NO.	DATE
1	10/21/21
DESCRIPTION UPDATED EXHIBIT TO SHOW CURRENT UTILITY LOCATES PERFORMED BY "ONE"	
CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 4045 NW 64th Street - Suite 415 - Oklahoma City, OK 73116 Ph: 405.246.9411 www.cecinc.com	
VINTAGE DWELLINGS, LLC Memorial Road & Walker Avenue SW/4 SECTION 9, T-13-N, R-3-W, I.M. OKLAHOMA COUNTY, STATE OF OKLAHOMA	
ALTA/NSPS LAND TITLE SURVEY	
DRAWING NO.: SV-01	DATE: 06/25/2021 DWG SCALE: 1" = 30' PROJECT NO: 314-036 APPROVED BY: [Signature]
TLB	DRAWN BY: [Signature]
DLR	CHECKED BY: [Signature]
DLR	DATE: 06/25/2021



