



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

APPLICATION FOR SPECIAL PERMIT

Dove Science Academy

Project Name

1211 E. I-240 Service Rd. OKC, OK 73149

Address / Location of Property

Middle and High School Campus

Purpose Statement (provide attachment if necessary)

Staff Use Only:

594

Case No.: SP _____

File Date: 12-11-24

Ward No.: W4

Nbhd. Assoc.: SE OKC Community Watch

School District: OKC

Extg Zoning: I-2

Overlay: _____

8250.15 Moderate Impact Institutional Use

Proposed Use

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Special Permit area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer (600-foot for drinking establishments) area of the property to be considered. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot (or 600-foot) buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Golden Prairie Associates, LLC

Name
 c/o Nellis Corporation, 7811 Montrose Road, Suite 420

Mailing Address
 Potomac, Maryland 20854

City, State, Zip Code
 (301) 881-5950

Phone
 pbrowning@nelliscorp.com and pfederowicz@nelliscorp.com

Email

Signature of Applicant

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

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

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

Rec. + Ret to:

AFTER RECORDING MAIL TO:
Lawyers Title of Oklahoma City, Inc.
410 N. Walnut, Suite 100
Oklahoma City, OK 73104
File # 20912-086018
Attn: (1)



20110215010188000
02/15/2011 10:07:43 AM
Bk:RE11570 Pg:1245 Pgs:9 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CROSSROADS-MAIDEN LANE LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Federal Reserve Bank of New York, 33 Liberty Street, New York, New York 10045, in consideration of the amount of Ten Dollars (\$10) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto GOLDEN PRAIRIE ASSOCIATES, LLC, an Oklahoma limited liability company ("Grantee"), with an address of 6001 Montrose Road, Suite 600, Rockville, Maryland 20852, that certain tract of real property located in Oklahoma County, Oklahoma, and more particularly described on Exhibit A attached hereto, (including all mineral interests not previously conveyed or reserved of record, if any (and Grantor specifically disclaims any knowledge of ownership of any such mineral interests, and Grantee acknowledges that Grantor's conveyance of same is a quit claim conveyance only thereof)), less and except all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder previously conveyed or reserved of record (the "Property"), and warrants title to the same to be free, clear, and discharged of and from all former grants, charges, taxes, judgments, liens, and encumbrances of whatsoever nature granted by, through, or under Grantor, but not otherwise, and in any event excluding from this warranty the matters set forth on Exhibit B attached hereto, and subject to the following disclaimer: AS IS, WHERE IS CONDITION. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY OR ANY MATTER RELATED THERETO, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, AVAILABILITY OF UTILITIES AND COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATION, ORDERS OR REQUIREMENTS. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY AND GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS RELYING UPON ITS INSPECTION, EXAMINATION, AND EVALUATION OF THE PROPERTY. GRANTEE ACKNOWLEDGES THAT IT WILL HAVE NO CLAIM AGAINST GRANTOR BY REASON OF ANY MATTER WITH RESPECT THERETO. GRANTEE ACKNOWLEDGES AND AGREES THAT TO THE

9/29-

MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS WITH ALL FAULTS AND THAT GRANTOR HAS NO OBLIGATIONS TO MAKE REPAIRS, REPLACEMENTS OR IMPROVEMENTS.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10/11 day of February, 2011.

GRANTOR:

CROSSROADS-MAIDEN LANE LLC, a Delaware limited liability company

By: Federal Reserve Bank of New York, Manager

By: [Signature]
Name: Bruce Davidson
Title: Assistant Vice President

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

This instrument was acknowledged before me on February 10, 2011, by Bruce Davidson, as Assistant Vice President of Federal Reserve Bank of New York, as Manager of Crossroads-Maiden Lane LLC, a Delaware limited liability company.

[Signature: Karen Pinckney]
Notary Public
Commission No. _____
My commission expires: _____
KAREN PINCKNEY
Notary Public, State of New York
No. 01PI4840563
Qualified in Kings County
Commission Expires 09/30/2013

IN WITNESS WHEREOF, the Grantee has executed this instrument this 14th day of February, 2011.

GRANTEE:

GOLDEN PRAIRIE ASSOCIATES, LLC, an
Oklahoma limited liability company

By: Precious Legacy, LLC,
Its Authorized Person

By: Randall James Levitt Revocable
Trust,
Its Managing Member

By: Randall James
Randall James Levitt, Trustee

STATE OF MARYLAND)
) ss.
COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on February 10, 2011, by Randall James Levitt, as Trustee of the Randall James Levitt Revocable Trust, Managing Member of Precious Legacy, LLC, the Authorized Person of GOLDEN PRAIRIE ASSOCIATES, LLC, an Oklahoma limited liability company.



[SEAL]

Catherine A. Mullen
Notary Public

Commission No. N/A

My commission expires: 6/30/14

EXHIBIT A – LEGAL DESCRIPTION OF PROPERTY
EXHIBIT B – PERMITTED EXCEPTIONS

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Part 1

A tract of land located in the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more fully described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter;

THENCE North $89^{\circ}52'39''$ East, along the south line of said Southwest Quarter, a distance of 1438.89 feet;

THENCE North a distance of 121.05 feet to the TRUE POINT OF BEGINNING, said point lying on the present right of way line of Interstate Highway I-240;

THENCE North a distance of 598.13 feet;

THENCE South $76^{\circ}39'05''$ East a distance of 127.29 feet;

THENCE along a curve to the left having a radius of 580.745 feet a distance of 529.89 feet;

THENCE South $84^{\circ}36'55''$ East a distance of 47.31 feet;

THENCE South $38^{\circ}49'07''$ East a distance of 171.20 feet;

THENCE South $06^{\circ}11'34''$ West a distance of 46.68 feet;

THENCE along a curve to the left having a radius of 389.38 feet a distance of 348.25 feet;

THENCE South $00^{\circ}02'02''$ East a distance of 54.70 feet;

THENCE South $41^{\circ}57'05''$ West a distance of 39.03 feet to a point lying on the present north right of way line of Interstate I-240;

THENCE along a curve to the left having a radius of 1482.39 feet a distance of 268.79 feet;

THENCE South $76^{\circ}56'15''$ West a distance of 325.60 feet;

THENCE South $89^{\circ}52'39''$ West a distance of 17.73 feet to the TRUE POINT OF BEGINNING.

Part 2

A tract of land located in the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more fully described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter;

THENCE North $89^{\circ}52'39''$ East, along the south line, a distance of 1358.12 feet;

THENCE North a distance of 108.31 feet to the TRUE POINT OF BEGINNING, said point being on the present right of way line of Interstate Highway I-240;

THENCE North $09^{\circ}35'24''$ West a distance of 493.89 feet;

THENCE North a distance of 161.13 feet;

THENCE along a curve to the right having a radius of 3551.216 feet a distance of 100.00 feet;

THENCE South $76^{\circ}39'05''$ East a distance of 67.26 feet;

THENCE South a distance of 598.13 feet to a point on the north right of way line of Interstate I-240;

THENCE South $89^{\circ}52'39''$ West a distance of 17.95 feet;

THENCE South $78^{\circ}34'03''$ West a distance of 64.09 feet to the TRUE POINT OF BEGINNING.

Part 3

A part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more fully described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section Twenty-six (26);

THENCE North $89^{\circ}52'39''$ East, along the south line of said Southwest Quarter, a distance of 1115.70 feet;

THENCE due North a distance of 56.90 feet to the POINT OR PLACE OF BEGINNING;

THENCE North $56^{\circ}25'47''$ West a distance of 42.426 feet;

THENCE North $11^{\circ}25'51''$ West a distance of 141.496 feet to a point of curvature;

THENCE Northerly along a curve to the right having a radius of 1115.00 feet an arc distance of 375.82 feet;

THENCE due East a distance of 235.13 feet;

THENCE South $09^{\circ}35'24''$ East a distance of 493.89 feet;

THENCE South $78^{\circ}34'03''$ West a distance of 247.33 feet to the POINT OF BEGINNING.

Part 4

BEGINNING at the Southwest corner of Section Twenty-six (26), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma;

THENCE North $89^{\circ}52'39''$ East, along the south line of said Section 26, a distance of 996.07 feet to a point;

THENCE North a distance of 32.98 feet to a point;

THENCE North $78^{\circ}34'07''$ East a distance of 122.00 feet to a point;

THENCE North $56^{\circ}25'47''$ West a distance of 42.426 feet to a point;

THENCE North $11^{\circ}25'51''$ West a distance of 141.496 feet to a point of curvature;

THENCE Northeasterly along a curve to the right having a radius of 1115.00 feet a distance of 375.82 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said curve to the right having a radius of 1115.00 feet a distance of 74.28 feet to a point of tangency;

THENCE North $11^{\circ}41'53''$ East a distance of 92.72 feet to a point;

THENCE North $56^{\circ}41'53''$ East a distance of 49.17 feet to a point on a curve to the right having a radius of 3551.216 feet;

THENCE Southeasterly along said curve to the right having a radius of 3551.216 feet a distance of 165.338 feet to a point;

THENCE South a distance of 161.127 feet to a point;

THENCE West a distance of 235.128 feet to said TRUE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Fees, taxes and assessments made by any taxing authority for the year 2011, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any interests in and to all of the oil, gas coal, metallic ores, and other minerals, previously reserved or conveyed, in and under and that may be produced from the Property, together with all rights, privileges, and estates relating thereto.
3. Limitations on access set forth in the Quitclaim Dedication Deed recorded in Book 3970, page 532.
4. Limitations on access set forth in the Quitclaim Dedication Deed recorded in Book 3451, page 220.
5. Restrictive covenants set forth in the Special Warranty Deed recorded in Book 3928, page 1383.
6. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 5505, page 1891.
7. Terms and conditions of the Easement Agreement recorded in Book 5652, page 1792, granted as appurtenant to a portion of the Property and other property described therein.
8. Unrecorded Lease dated August 25, 1997, between Macerich Oklahoma Limited Partnership, a California limited partnership and Regal Cinemas, Inc., a Tennessee corporation, as further evidenced by the Memorandum of Lease recorded in Book 7149, page 1360, as assigned to American Multi-Cinema, Inc., a Missouri corporation, by the Assignment and Assumption of Lease recorded in Book 10253, page 474.
9. Restrictive covenants which affect the Property set forth in the Ground Lease Agreement dated August 14, 2000, between Macerich Oklahoma Limited Partnership, a California limited partnership and Texas Roadhouse Holdings, LLC, a Kentucky limited liability company, as further evidenced by the Memorandum of Lease recorded in Book 7905, page 1602 and the First Amendment to Ground Lease Agreement dated December 11, 2000.
10. Right of Way Agreement in favor of Oklahoma Natural Gas Company, a division of ONEOK, Inc., an Oklahoma corporation, recorded in Book 7910, page 987.
11. Agreement Respecting Restrictive Covenants recorded in Book 4044, page 224.

12. Reciprocal Easement Agreement recorded in Book 5084, page 1757.
13. Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 4129, page 519, as modified by the Partial Release of Right of Way recorded in Book 4140, page 1142.
14. Right of way and easement in favor of Southwestern Bell Telephone Company recorded in Book 4431, page 801.
15. Easement in favor of The City of Oklahoma City ("City") and any trust of which the City is sole beneficiary, recorded in Book 7331, page 965.
16. Easement in favor of Oklahoma County, State of Oklahoma, recorded in Book 4075, page 282.
17. Terms, conditions and easements set forth in the Declaration of Sanitary Sewer Line Easement recorded in Book 11424, page 1203, granted as appurtenant to the Property and other property described therein.
18. Terms, conditions and easements set forth in the Declaration of Storm Water and Drainage Easement recorded in Book 11424, page 1186, granted as appurtenant to the Property and other property described therein.
19. Declaration of Lighting Covenant recorded in Book 11424, page 1239.
20. Those matters as delineated on the ALTA/ACSM Land Title Survey prepared by Glen W. Smith, P.L.S. No. 993 of Smith Roberts Baldischwiler, LLC dated December 21, 2009, last revised February 10, 2011, designated Project No. 1787, as set forth in the Sixth Revised Commitment for Title Insurance No. 20912-080018 issued by Lawyers Title of Oklahoma City, Inc., as agent for Fidelity National Insurance Company.
21. Any matter which would be visible by physical inspection of the Property.

20110215010188000
Filing Fee: \$29.00
Doc. Stamps: \$6,975.00
02/15/2011 10:07:43 AM
DEED



Legal Description
1211 E I 240 SERVICE RD

Full Legal Description: UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N
3W BEG 1115.7FT E & 56.90FT N OF SW/C SW4 TH NWLY42.426FT
NWLY141.496FT NLY ALONG CURVE TO RIGHT 450.10FT NELY92.72FT
NELY49.17FT ALONG CURVE TO RIGHT 265.338FT SE194.545FT ON CURVE TO
LEFT 529.89FT ELY47.31FT SE171.20FT SWLY46.68FT ON CURVE TO LEFT 348.25FT
S54.70FT SWLY39.03FT ON CURVE TO LEFT 268.79FT SW325.60FT W35.18FT
SW311.42FT TO BEG EX A TR BEG 67.78FT N & 1115.37FT E OF SW/C SW4 TH
NE311.42FT W289.73FT NW120.83FT NW52.30FT LEFT ON CURVE SE39.58FT
SE141.50FT SE42.43FT TO BEG

LETTER OF AUTHORIZATION

Peter J. Federowicz, Authorized Signatory of Precious Legacy, LLC,
the Authorized Person of Golden Prairie Associates, LLC

I,

Property Owner of Record

OF,

Agent of the Property Owner of Record and Title

authorize,

Williams, Box, Forshee & Bullard, P.C.
Designated Representatives

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

For avoidance of doubt this Letter of Authorization only applies to the Application for Special Permit.

Golden Prairie Associates, LLC
By: Precious Legacy, LLC, Authorized Person

By: 
Signature Peter J. Federowicz

Title: Authorized Signatory
Manager / Proprietor

Date: 12/10/2024
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(1200 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 1200 feet in all directions of the following described land:


See Attached Exhibit

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

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

Dated: November 27, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2907194-OK99

ATTACHMENT 1: Typed Full Legal Description

1211 E I 240 SERVICE RD

Full Legal Description: UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N 3W BEG 1115.7FT E & 56.90FT N OF SW/C SW4 TH NWLY42.426FT NWLY141.496FT NLY ALONG CURVE TO RIGHT 450.10FT NELY92.72FT NELY49.17FT ALONG CURVE TO RIGHT 265.338FT SE194.545FT ON CURVE TO LEFT 529.89FT ELY47.31FT SE171.20FT SWLY46.68FT ON CURVE TO LEFT 348.25FT S54.70FT SWLY39.03FT ON CURVE TO LEFT 268.79FT SW325.60FT W35.18FT SW311.42FT TO BEG EX A TR BEG 67.78FT N & 1115.37FT E OF SW/C SW4 TH NE311.42FT W289.73FT NW120.83FT NW52.30FT LEFT ON CURVE SE39.58FT SE141.50FT SE42.43FT TO BEG

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1703	R132165035	GOLDEN PRAIRIE ASSOCIATES LLC		7811 MONTROSE RD STE 420	POTOMAC	MD	20854-3332	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N 3W BEG 1115.7FT E & 56.90FT N OF SW/C SW4 TH NWLY42.426FT NWLY141.496FT NLY ALONG CURVE TO RIGHT 450.10FT NELY92.72FT NELY49.17FT ALONG CURVE TO RIGHT 265.338FT SE194.545FT ON CURVE TO LEFT 529.89FT ELY47.31FT SE171.20FT SWLY46.68FT ON CURVE TO LEFT 348.25FT S54.70FT SWLY39.03FT ON CURVE TO LEFT 268.79FT SW325.60FT W35.18FT SW311.42FT TO BEG EX A TR BEG 67.78FT N & 1115.37FT E OF SW/C SW4 TH NE311.42FT W289.73FT NW120.83FT NW52.30FT LEFT ON CURVE SE39.58FT SE141.50FT SE42.43FT TO BEG (SUBJECT PROPERTY)	1211 E I 240 SERVICE RD OKLAHOMA CITY
1702	R126301270	QWEST COMMUNICATIONS CORP		1801 CALIFORNIA ST 25TH FLOOR	DENVER	CO	80202	CROSSROADS INDUSTRIAL PARK	3	4	CROSSROADS INDUSTRIAL PARK 003 004	6737 CAMILLE AVE OKLAHOMA CITY
1702	R126301280	G & C HOLDINGS LLC		531 N PORTLAND AVE STE 200	OKLAHOMA CITY	OK	73107-6142	CROSSROADS INDUSTRIAL PARK	3	5	CROSSROADS INDUSTRIAL PARK 003 005 PT OF LOT 5 BEG NELY/C OF SD LOT TH SE150FT SW381.05FT LEFT ON CURVE NW150.16FT NE374.39FT TO BEG CONT 1.30ACRS MORE OR LESS	6801 CAMILLE AVE OKLAHOMA CITY
1702	R126301285	G & C HOLDINGS LLC		PO BOX 76504	OKLAHOMA CITY	OK	73147-2504	CROSSROADS INDUSTRIAL PARK	3	0	CROSSROADS INDUSTRIAL PARK 003 000 PT OF LOT 5 BEG 150FT SE OF NELY/C OF SD LOT TH SE106FT LEFT ON CURVE SE40.94FT SW405.95FT LEFT ON CURVE NWLY194.41FT NE381.05FT TO BEG CONT 1.52ACRS MORE OR LESS	6809 CAMILLE AVE OKLAHOMA CITY
1702	R126301290	J E BRADFORD INVESTMENTS LLC		PO BOX 94933	OKLAHOMA CITY	OK	73143-4933	CROSSROADS INDUSTRIAL PARK	3	6	CROSSROADS INDUSTRIAL PARK 003 006	6813 CAMILLE AVE OKLAHOMA CITY
1702	R132163055	DOTSON & MERSON DEVELOP CO	C/O HERMAN MERSON	2929 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116-3134	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT SE4 SEC 26 11N 3W BEG 584.61FT N & 75FT W OF SE/C OF SE4TH S20FT W343.5FT S15FT W946.21FT N35FT W65.7FT NWLY ON A CURVE 240.52FT SWLY 658.82FT S231.09FT ELY 1901.44FT N564.61FT TO BEG EX A TR BEG 1098.35FT W & 66.70FT N OF SE/C SE4 TH SW200.14FT N225.57FT E214.11FT S199.40FT TO BEG & EX BEG 1295.25FT W & 52.28FT N OF SE/C SE4 SW154.96FT W132.95FT N574.28FT LEFT ON CURVE SE156.14FT E65.70FT S35FT E307.38FT LEFT ON CURVE SW277.15FT W214.11FT S224.57FT TO BEG & EX BEG 516.54FT E & 33FT N OF SW/C SE4 TH N198.09FT RIGHT ON CURVE NE648.79FT LEFT ON CURVE SE45.46FT SW72.68FT SW140.42FT SW139.91FT SW141.99FT SW95.52FT SW95.63FT S38.46FT SE341.45FT E131.05FT S38.96FT W548.20FT TO BEG DEED TO STATE & EX BEG 540.06FT N & 1060.7FT W OF SE/C SE4 TH E482.57FT S17.48FT W231.91FT SW204.91FT NW57.57FT NE32.53FT TO BEG DEED TO STATE & EX BEG 1097.52FT W & 77.20FT N OF SE/C SE4 TH NE443.48FT SE57.12FT NE204.91FT E231.91FT N17.48FT E160.66FT N15FT E343.45FT S199.37FT SW220.23FT SW400FT SW464.92FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1702	R132165040	GTA INVESTMENTS LLC		850 BELMAR BLVD	NORMAN	OK	73071	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT OF S/2 SEC 26 11N 3W BEG 146.47FT N OF SE/C SW4 TH NW114.21FT LEFT ON CURVE NW162FT RIGHT ON CURVE NE159.22FT NW234FT NW46.67FT NE345.97FT LEFT ON CURVE NE187.88FT SE396.74FT NE50.70FT SE157.88FT SELY60FT SE25FT NE33FT RIGHT ON CURVE SE195FT W213.34FT NW98.45FT TO BEG CONT 6ACRS MORE OR LESS	7400 PLAZA MAYOR BLVD, Unit 100 OKLAHOMA CITY

1702	R132165043	GTA INVESTMENTS INC		850 BELMAR BLVD	NORMAN	OK	73071	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT OF S/2 SEC 26 11N 3W BEG 146.47FT N OF SE/C SW4 TH NW114.21FT NWLY ALONG A CURVE 162FT NELY ALONG A CURVE 159.22FT NW234FT SW46.67FT NE345.97FT NELY ON A CURVE 659.734FT NW83.70FT TH S ON A CURVE TO THE RIGHT 1331.82FT W213.34FT NW98.45FT TO BEG EX BEG 146.47FT N OF SE/C SW4 TH NW114.21FT LEFT ON CURVE NW162FT RIGHT ON CURVE NE159.22FT NW234FT NW46.67FT NE345.97FT LEFT ON CURVE NE187.88FT SE396.74FT NE50.70FT SE157.88FT SELY60FT SE25FT NE33FT RIGHT ON CURVE SE195FT W213.34FT NW98.45FT TO BEG	UNKNOWN
1703	R132164070	LINS CROSSROAD PLAZA LLC		3435 S MAIN ST STE A	SALT LAKE CITY	UT	84115- 4471	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N 3W BEG 2643.30FT N & 410.30FT E & 90FT S OF SW/C SW4 TH S580FT W325.85FT S97.44FT E195.18FT NE ON A CURVE 59.469FT SE41.927FT SW ON A CURVE 118.848FT SLY32.735FT SW ON A CURVE 507.899FT SE74.588FT SE ON A CURVE 83.308FT SLY52.363FT SW ON A CURVE 149.39FT WLY299.546FT NW42.43FT SLY122FT NE42.43FT ELY299.505FT NE ON A CURVE 185.85FT ELY56.343FT SE ON A CURVE 407.141FT SE47.818FT SW88.715FT SW ON A CURVE 475.148FT SE141.481FT SW42.426FT NE122FT NW42.426FT NW141.496FT NW ON A CURVE 450.10FT NE92.72FT NE49.17FT SE ON A CURVE 165.338FT N518.666FT E19.807FT N101.424FT NE46.105FT E316.58FT S29.95FT SE35.355FT E206.08FT N83.83FT NW35.355FT N367.87FT W394.87FT NW100.409FT N275.871FT E154.233FT N326.59FT NE300FT NW ON A CURVE 351.853FT SW147.96FT SW ON A CURVE 201.505FT W150.076FT S10FT W434.64FT TO BEG SUBJ TO ESMTS OF RECORD CONT 47.91ACRS MORE OR LESS EX BEG 2643.30FT N & 410.30FT E & 90FT S OF SW/C SW4 TH E254.30FT RIGHT ON CURVE SE132.42FT SELY48.47FT LEFT ON CURVE SE101.47FT SELY86.04FT RIGHT ON CURVE SW47.77FT SW80FT LEFT ON CURVE SW362.26FT NW13.73FT N580FT TO BEG PLUS A TR BEG 2458.52FT E & 812.52FT N & 681.35FT NW & 162.49FT W & 83.83FT N & 35.35FT NW & 269.37FT N OF SW/C SW4 TH N110.34FT NE111.04FT S159.29FT W99.67FT TO BEG CONT .31ACRS MORE OR LESS & EX BEG 969.78FT N & 53.12FT E OF SW/C SW4 TH SE42.47FT NE299.55FT LEFT ON CURVE NE147.90FT NE49.41FT NE62.28FT LEFT ON CURVE SE488.76FT SE131.91FT SW55.68FT SW49.17FT SW92.72FT LEFT ON CURVE S450.1FT SE141.50FT SE42.43FT SW120.78FT NE42.43FT NW139.68FT RIGHT ON CURVE N475.13FT NE85.85FT NW47.70FT RIGHT ON CURVE NW407.23FT SW56.34FT RIGHT ON CURVE SW185.85FT SW299.60FT SW42.43FT NW120.89FT TO BEG	7000 S CROSSROADS BLVD OKLAHOMA CITY
1703	R132164080	SFS DEVELOPMENT INC		7000 CROSSROADS BLVD, Unit 4000	OKLAHOMA CITY	OK	73149	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT OF NW4 & SW4 SEC 26 11N 3W BEG 2458.522FT E & 812.522FT N & 28.507FT NELY & 544.471FT NELY LEFT ON CURVE & 340.020FT NW & 199.368FT LEFT ON CURVE NW & 281.906FT NW OF SW/C SW4 TH NW502.726FT LEFT ON CURVE NWLY237.681FT NW352.995FT SWLY300FT S326.590FT W154.233FT S275.871FT SELY 100.409FT E394.870FT N11.843FT NE567.717FT TO BEG CONT 14.002 ACRES MORE OR LESS OR TR 1	4000 CROSSROADS MALL OKLAHOMA CITY

1703	R132164090	LINS CROSSROAD PLAZA LLC		3435 S MAIN ST STE A	SALT LAKE CITY	UT	84115-4471	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT OF SW4 SEC 26 11N 3W BEG 2458.53FT E & 812.53FT N OF SW/C OF SW4 TH NELY 28.51FT NLY 1394.27FT SWLY 567.72FT S367.87FT SELY 28.5FT S83.83FT E162.5FT SELY 681.36FT TO BEG CONT 14.26 ACRS MORE OR LESS OR TR 2 EX A TR BEG 2458.52FT E & 812.52FT N & 335.63FT NW OF SW/C SW4 TH NW345.73FT W162.49FT N83.83FT NW35.35FT N269.37FT E99.67FT N159.29FT NE456.68FT SE281.91FT RIGHT ON CURVE SE199.37FT SE282.79FT RIGHT ON CURVE NW 138.86FT NW76.83FT SW100.23FT SW281.16FT TO BEG & EX A TR BEG 2458.52FT E & 812.52FT N & 681.35FT NW & 162.49FT W & 83.83FT N & 35.35FT NW & 269.37FT N OF SW/C SW4 TH N110.34FT NE111.04FT S159.29FT W99.67FT TO BEG CONT .31ACRS MORE OR LESS	7000 CROSSROADS BLVD OKLAHOMA CITY
1703	R132164095	SFS DEVELOPMENT INC		7000 CROSSROADS BLVD INC, Unit 4000	OKLAHOMA CITY	OK	73149	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT OF SW4 SEC 26 11N 3W BEG 2458.52FT E & 812.52FT N & 335.63FT NW OF SW/C SW4 TH NW345.73FT W162.49FT N83.83FT NW35.35FT N269.37FT E99.67FT N159.29FT NE456.68FT SE281.91FT RIGHT ON CURVE SE199.37FT SE282.79FT RIGHT ON CURVE NW 138.86FT NW76.83FT SW100.23FT SW281.16FT TO BEG CONT 10.41ACRS MORE OR LESS	1700 CROSSROADS BLVD OKLAHOMA CITY
1703	R132165000	LINS CROSSROAD PLAZA LLC		3435 S MAIN ST STE A	SALT LAKE CITY	UT	84115-4471	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT OF SW4 SEC 26 11N 3W BEG 2458.52FT E & 812.52FT N OF SW/C OF SW4 TH SWLY317.46FT NELY46.6FT NLY171.2FT NWLY47.30FT WLY ON CURVE 529.89FT NWLY294.54FT N518.66FT E19.80FT N101.42FT NELY46.1FT E316.58FT S29.9FT SELY35.35FT E368.57FT SELY681.35FT TO BEG CONT 15.06ACRS MORE OR LESS OR TR 3	7000 CROSSROADS MALL OKLAHOMA CITY
1703	R132165010	GTA INVESTMENTS LLC		850 BELMAR BLVD	NORMAN	OK	73071	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT OF SW4 SEC 26 11N 3W BEG 2175.88FT E & 271.43FT N OF SW/C OF SW4 TH N60FT NELY ON ELY LINE ROAD 234.86FT ELY 46.67FT SELY 234FT SWLY 159.22FT NWLY 174FT NWLY 45.75FT TO BEG CONT 1.42 ACRS MORE OR LESS OR TR 4	0 UNKNOWN OKLAHOMA CITY
1703	R132165025	CROSSROADS SHOPPING CENTER INC	C/O ALLEN GANN	PO BOX 3025	OKLAHOMA CITY	OK	73101-3025	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N 3W BEG 969.78FT N & 53.12FT E & 59.93FT NLY & 134.48FT NWLY FROM SW/C SW4 TH NW66.52FT N173FT E10FT N27FT W10FT N94FT NE78.60FT E289.64FT SE ALONG A CURVE 423.29FT SE41.12FT W424.79FT TO BEG AKA PT TR D	7100 S I 35 SERVICE RD, Unit A OKLAHOMA CITY
1703	R132165030	DOVE CHARTER PUBLIC SCHOOL FOUNDATION	ATTN MUNIT ALP	4230 N SANTA FE AVE	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N 3W BEG 996.07FT E & 32.98FT N & 184.99FT W & 274.90FT NWLY ON A CURVE & 247.49FT NW & 92.81FT NW & 51FT NW & 29.50FT NW OF SW/C SW4 TH NW151.80FT NWLY ON CURVE RIGHT 244.90FT NLY83.27FT NE42.43FT ELY299.51FT NELY ON CURVE LEFT 185.85FT ELY56.34FT SELY149.18FT SW428.38FT NW15.56FT SW212.86FT TO BEG	7202 S I 35 SERVICE RD OKLAHOMA CITY
1703	R132165033	SOONER OR LATER ASSOCIATES LLC		7811 MONTROSE RD STE 420	POTOMAC	MD	20854-3332	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N 3W BEG 996.07FT E & 32.98FT N OF SW/C SW4TH W184.99FT NWLY ON A CURVE TO THE RIGHT 274.90FT NW247.49FT NE389.10FT NELY298.48FT SELY ON A CURVE TO THE LEFT 203.67FT SELY47.70FT SWLY88.715FT SLY ALONG A CURVE TO THE LEFT 277.37FT SLY ON A CURVE TO THE LEFT 197.78FT SE141.481FT SW42.43FT TO BEG	1101 E I 240 SERVICE RD OKLAHOMA CITY
1703	R132165037	ARROWHEAD INVESTMENT & DEVELOPMENT CO		PO BOX 600	KETCHUM	OK	74349	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SW4 SEC 26 11N 3W BEG 996.07FT E & 32.98FT N & 184.90FT W TH NWLY ALONG CURVE RIGHT 274.90FT & 247.49FT NW OF SW/C SW4 TH NW92.81FT NW51FT NW29.50FT NE212.86FT SE15.56FT NE428.38FT LEFT ALONG CURVE 54.38FT SW298.48FT SW389.10FT TO BEG EX BEG 441.29FT N & 271.90FT E SW/C SW4 TH SE29.50FT SE50.99FT SE92.81FT NE33.34FT NW172.27FT SW23.41FT TO BEG DEED TO STATE	7240 S I 35 SERVICE RD OKLAHOMA CITY

1703	R132165045	SOONER PLAZA LLC	NOOROK LLC	7004 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73149	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SEC 26 11N 3W 000 000 PT SW4 SEC 26 11N 3W BEG 969.78FT N & 53.12FT E & 59.93FT NW & 201FT NW & 173FT N & 10FT E & 27FT N & 10FT W & 94FT N & 78.60FT NE OF SW/C SW4 TH NE222.07FT N8.41FT NE68FT E195.18FT TH SE ON A CURVE 59.47FT SE41.91FT TH SE ON A CURVE 118.85FT SW32.73FT SE ON A CURVE 84.61FT W289.64FT TO BEG CONT 81633 SQ FT MORE OR LESS AKA PT TR D	7004 S I 35 SERVICE RD OKLAHOMA CITY
1703	R132165050	DOVE CHARTER PUBLIC SCHOOL	FOUNDATION	1955 W 33RD, Unit 110	EDMOND	OK	73013	UNPLTD PT SEC 26 11N 3W	0	0	UNPLTD PT SW4 SEC 26 11N 3W BEG 969.78FT N & 53.12FT E OF SW/C SW4 TH NLY 59.93FT NWLY134.48FT E424.79FT SE33.47FT SELY ON A CURVE TO THE LEFT 83.31FT SLY52.44FT SWLY ON A CURVE TO THE RIGHT 149.39FT WLY299.55FT NW42.43FT TO BEG SUBJ TO ESMTS OF RECORD EX BEG 969.78FT N & 53.12FT E OF SW/C SW4 TH NW59.93FT NW93.26FT E11.55FT S145FT SE29FT E184.58FT SW172.69FT NW42.47FT TO BEG DEED TO STATE OK	7124 S I 35 SERVICE RD OKLAHOMA CITY
1703	R132165100	STATE OF OKLAHOMA	DEPARTMENT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 26 11N 3W	0	0	PT OF SW4 SEC 26 11N 3W BEG 969.78FT N & 53.12FT E OF SW/C SW4 TH SE42.47FT NE299.55FT LEFT ON CURVE NE147.90FT NE49.4FT NE62.28FT LEFT ON CURVE SE488.76FT SE131.91FT SW55.68FT SW49.17FT SW92.72FT LEFT ON CURVE S450.1FT SE141.50FT SE42.43FT SW120.78FT NE42.43FT NW139.68FT RIGHT ON CURVE N475.13FT NE85.85FT NW47.70FT RIGHT ON CURVE NW407.23FT SW56.34FT RIGHT ON CURVE SW185.85FT SW299.60FT SW42.43FT NW120.89FT TO BEG CONT 2.86ACRS [1245701.20 SQFT] MORE OR LESS PLUS BEG 969.78FT N & 53.12FT E OF SW/C SW4 TH NW59.93FT NW93.26FT E11.55FT S145FT SE29FT E184.58FT SW172.69FT NW42.47FT TO BEG CONT .05ACRS MORE OR LESS	UNKNOWN OKLAHOMA COUNTY
1737	R132324015	OKLAHOMA GAS	ELECTRIC COMPANY	PO BOX 321	OKLAHOMA CITY	OK	73101- 0321	UNPLTD PT SEC 35 11N 3W	0	0	UNPLTD PT SEC 35 11N 3W 000 000 PT NE4 SEC 35 11N 3W BEG 493FT S OF NW/C NE4 TH S92.98FT SE204.53FT E138.24FT N345.26FT W215.38FT S150FT W100FT TO BEG CONT 1.94ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
1739	R140828525	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 35 11N 3W	0	0	UNPLTD PT SEC 35 11N 3W 000 000 PT NE4 SW4 & NW4 SEC 35 11N 3W BEG 320.47FT W OF SE/C OF SW4 TH NELY 440.94FT N3574.76FT E15FT N229FT E85FT N387.72FT SELY 146.84FT NELY 100FT S200FT SWLY 465.32FT S2266.93FT SWLY410FT W115.47FT TO BEG EXEMPT & BEG SE/C N355.07FT SW200.09FT S181.78FT E100FT TO BEG EX BEG SE/C SW4 TH W100FT N382.05FT E100FT S382.05FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1740	R140825000	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3204	UNPLTD PT SEC 35 11N 3W	0	0	UNPLTD PT SEC 35 11N 3W 000 000 PT NW4 SEC 35 11N 3W W863.99FT OF NW4 OF NW4 LESS TH PT ON N&W TO STATE FOR H/W 35 CONT 15.99ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1740	R168612280	O G & E		PO BOX 321	OKLAHOMA CITY	OK	73101	GREELEY TOWNSHIP	0	0	GREELEY TOWNSHIP 000 000 PT OF NW4 SEC 35 11N 3W N 1/2 OF NW4 EX 4.7ACRS MORE OR LESS OUT OF NW/C & EX A TR 42FT E&W BY 200FT N&S IN NE/C & EX ATR 85FT E&W BY 229FT N&S IN SE/C OF N 1/2 OF NW4 EX BEG 707.56FT E & 33FT S OF NW/C SELY SWLY 1514.24FT E42FT NELY NWLYNELY 2486FT W613.5FT TO BEG LESS W863.99FT OF NW4 OF NW4 LESS THAT PT FOR H/W & EX 12.68ACRS MORE OR LESS ON N FOR H/W PUBLIC SERV EX A TR BEG 270.82FT S & 864.95FT E OF NW/C NW4 TH E438.58FT SW193.13 SW241.30FT SW95.85FT NW280.97FT TO BEG DEEDT TO STATE OF OK DOT	0 UNKNOWN UNINCORPORATED

Program Description

The Dove Charter Public School Foundation seeks a Special Permit to allow a middle school and high school campus on the property located at 1211 E. Interstate 240 Service Rd. ("Property"). The Dove Science Academy-South Elementary is currently located at 7202 S. I-35 Service Rd., approximately .3 miles away from the proposed middle school and high school facility.

The name of the school will be Dove Science Academy MS/HS South OKC and will consist of approximately 1000 middle school and high school students. The school hours will be Monday through Friday from 8:00 a.m. to 3:00 p.m.

The Property is currently developed with a 64,258 square foot building. The Property is currently zoned I-2 and used for a movie theatre. Surrounding properties are zoned and used for:

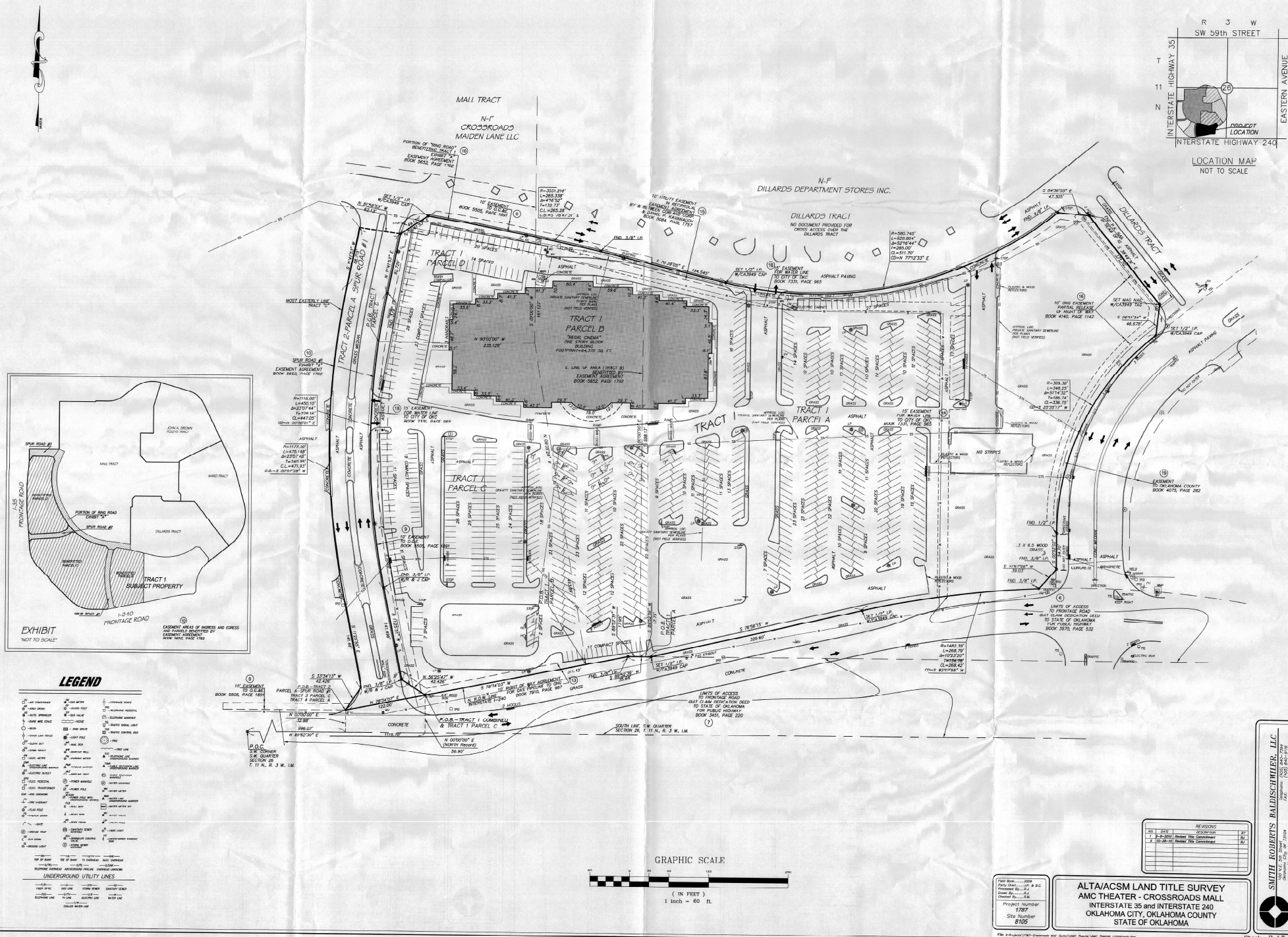
North: I-2 and used for Crossroads Mall


South: E I-240 Service Rd. and I-240

East: I-2 and is currently undeveloped

West: I-1 and used for commercial uses

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. It is near the existing elementary school and the proposed facility is in harmony with the surrounding zoning.

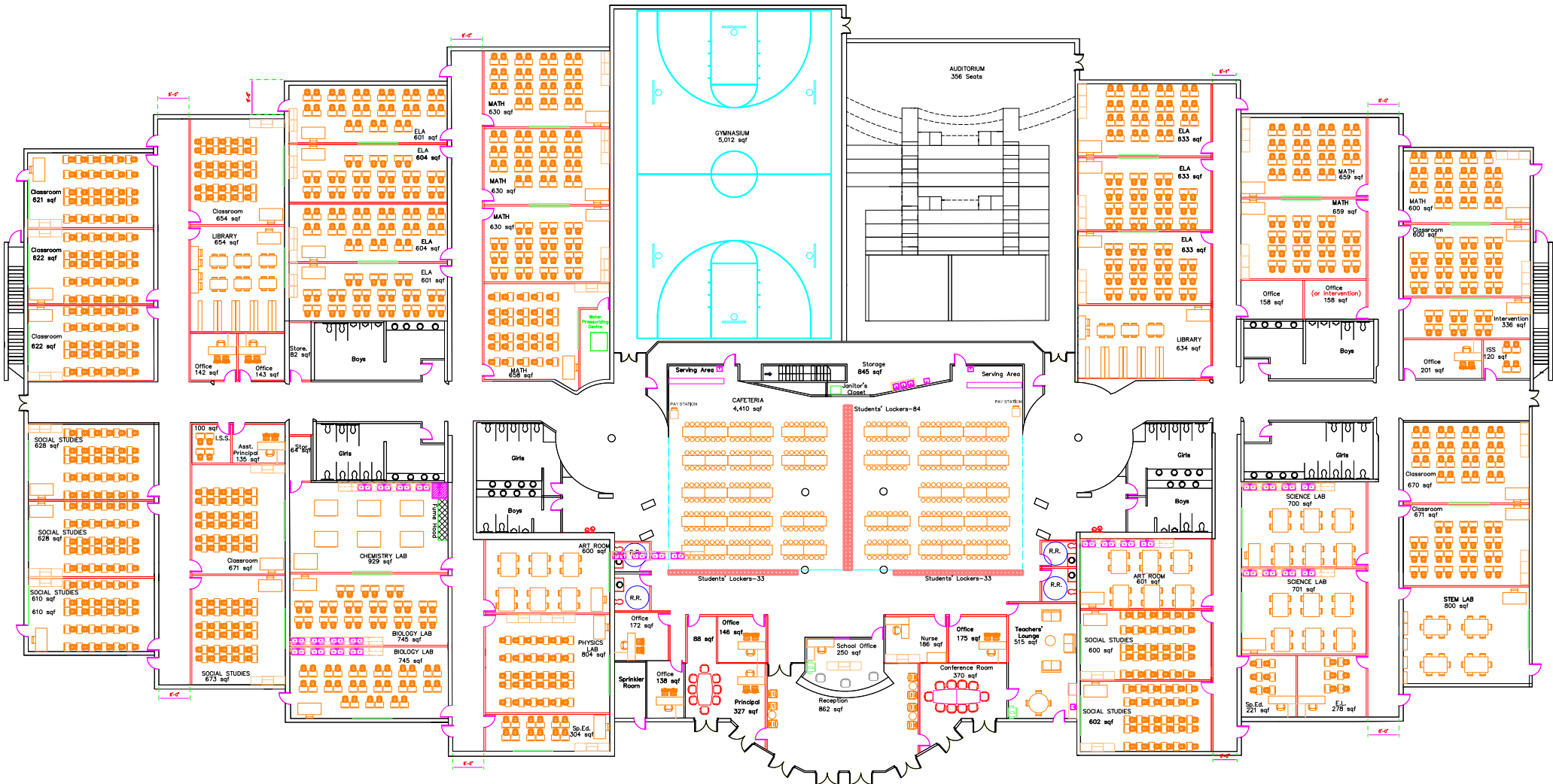


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ENGINEERS • SURVEYORS • PLANNERS

CERTIFICATE OF AUTHORIZATION NO. 5949 EXPIRES: JUNE 30, 2011



DSA-HS S-OKC
CONCEPTUAL FLOOR PLAN
V7

64,258 SQF