



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>

Staff Use Only:
Case No.: SPUD - 1649
File Date: 6-13-24
Ward No.: W6
Nbhd. Assoc.: Metro Park
School District: OKC
Extg Zoning: R-3/SPUD-951
Overlay:

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Schwab & Company

Project Name

1132 & 1201 NW 7th Street

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

office, warehouse & parking

Summary Purpose Statement / Proposed Development

2.03 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):

Schwab & Company

Name

1111 Linwood Blvd

Mailing Address

OKC, OK 73106

City, State, Zip Code

Phone

Email

Grubbs
Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc.okc.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.

27310

WARRANTY DEED

Statutory Form--Individual

Know All Men by These Presents:

That Chris G. Schwab, a single man,

Walter J. Schwab, a single man, George Schwab and Marcelle Schwab, his wife, and Jack Schwab and Lynn C. Schwab, his wife,

of Oklahoma County,

State of Oklahoma, part ies of the first part, in consideration of the sum of Ten and other good and valuable consideration (\$10.00)---DOLLARS in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Schwab & Company, a corporation,

of Oklahoma County, State of Oklahoma, part y

of the second part, the following described real property and premises situate in Oklahoma

County, State of Oklahoma to-wit:

Lots 1 to 4, inclusive, Lots 23 to 28, inclusive, and the East 13' 4" of Lot 29, and Lots 30 to 32, inclusive, Block "D" and all in FAIRVIEW ADDITION to Oklahoma City, Oklahoma,

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

TO HAVE AND TO HOLD said described premises unto the said part y of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 31st day of May, 1967

Chris G. Schwab
CHRIS G. SCHWAB

George Schwab
GEORGE SCHWAB

Walter J. Schwab
WALTER J. SCHWAB

Marcelle Schwab
MARCELLE SCHWAB

Jack Schwab
JACK SCHWAB

Lynn C. Schwab
LYNN C. SCHWAB

STATE OF OKLAHOMA

COUNTY OF DEWITT

SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form.

Before me, the undersigned, a Notary Public in and for said County and State on this 31st day of May, 1967, personally appeared Chris G. Schwab, a single man, Walter J. Schwab, a single man, George Schwab and Marcelle Schwab, his wife, and Jack Schwab and Lynn C. Schwab, his wife to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires December 23, 1967

Doris Dee Sniffen Notary Public

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 759

THE 1 DAY OF June, 1967, AT 11:49 O'CLOCK a M. AND DULY RECORDED.

JOE MATTOX, COUNTY CLERK

FEE 2.00 BY Vaughan DEPUTY

Revised 11/45-20

WARRANTY DEED (Statutory Form, Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That Gray Realty Corporation, a corp.
a corporation, party of the first part,
in consideration of the sum of Ten and more dollars,
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Schwab & Company, a corporation,

part II of the second part, the following described real property and premises situate in Oklahoma
County, State of Oklahoma, to-wit:

All of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block
"D" in FAIRVIEW ADDITION to Oklahoma City, Oklahoma, according to the
recorded plat thereof (1118 and 1120 Northwest 7th Street)

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

TO HAVE AND TO HOLD said described premises unto the said part II of the second part, its
heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mort-
gages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 18th day of September, 19 67

GRAY REALTY CORPORATION, a corp.

By Emma Louise Gray
President
Emma Louise Gray

Attest: Byrl H. Cardin
Secretary Byrl H. Cardin

CORPORATION ACKNOWLEDGMENT

(Oklahoma Form)

STATE OF Oklahoma County of Oklahoma ss:

On this 18th day of September, A. D. 19 67 before me, the undersigned, a
Notary Public in and for the County and State aforesaid, personally appeared Emma Louise Gray
to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument
as its President and acknowledged to me that he executed the same as his free and voluntary act and
deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

My commission expires 9-28-71

Delta Makony Notary Public

When instrument is executed by a corporation, the corporate name must be shown and instrument signed by its President or
Vice-President and attested by its Secretary or Assistant Secretary and the Corporate Seal affixed.

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 530

THE 28 DAY OF Sept, 1967, AT 11:13 O'CLOCK a M. AND DULY RECORDED.

JOE MATTOX, COUNTY CLERK

FEE 2.00 BY LucyDEPUTY K

MAIL DEED TO: SCHWAB AND COMPANY, A CORPORATION, 1107 Linwood Blvd.,
Oklahoma City, Oklahoma 73106

WARRANTY DEED

(Statutory Form - Individual)

800 5351 41383

KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN RONALD MURRAY JOINED BY PHYLLIS H. MURRAY, HIS WIFE

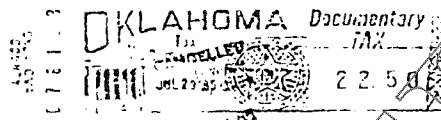
part I ES of the first part, in consideration of the
sum of TEN DOLLARS AND NO/100THS dollars,

and other valuable considerations, in hand paid, the receipt which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto SCHWAB AND COMPANY, A CORPORATION

part Y
of the second part, the following described real property and premises situate in OKLAHOMA
County, State of Oklahoma, to-wit:

ALL OF LOTS SEVEN (7) AND EIGHT (8) IN BLOCK "D"
IN FAIRVIEW ADDITION TO OKLAHOMA CITY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.



BOOK NUMBER 00084405
TIME 3:41 PM 8.00
DATE JUL. 29 1985
JERRY DEWIDDY
OKLAHOMA COUNTY CLERK
RECORDED AND FILED

SUBJECT TO EASEMENTS, RESTRICTIONS, AND MINERAL RESERVATIONS OF RECORD.
together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title
to the same.

TO HAVE AND TO HOLD said described premises unto the said part Y of the second part,

its successors heirs and assigns forever, free and discharged of and from all former
grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 26TH day of JULY, 19 85

John Ronald Murray
JOHN RONALD MURRAY
Phyllis H. Murray
PHYLLIS H. MURRAY

STATE OF OKLAHOMA
COUNTY OF Oklahoma

SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 26TH day of

JULY, 19 85, personally appeared JOHN RONALD MURRAY JOINED

BY PHYLLIS H. MURRAY, HIS WIFE

to me known to be the identical person S who executed the within and foregoing instrument and acknowledged to me
that THEY executed the same as THEIR free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires 5/2/87

Diana L. Fitch
Notary Public

NOTE—This form is supplied by THE TITLE INSURANCE DEPT. of OKLAHOMA CITY ABSTRACT & TITLE CO., Oklahoma
City, for the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.
85060640 2

When recorded:

QUIT CLAIM DEED

(INDIVIDUAL)

Mail to: Schwab, J. B.
1101 Winwood Blvd.
OKC, OK 73106

KNOW ALL MEN BY THESE PRESENTS:

BOOK 7447 PAGE 0904

That The Jack B. Schwab Family Trust

part y of the first part,
in consideration of the sum of - Ten Dollars & other valuable considerations
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do es hereby quit-
claim, grant, bargain, sell and convey unto SCHWAB & COMPANY, an Oklahoma Corporation,

part y of the second part, all its right, title, interest, estate, and every claim and demand, both at
law and in equity, in and to all the following described real property and premises situate in

Oklahoma County, State of Oklahoma, to-wit:

Lots Thirteen (13), Fourteen (14), Twenty Two (22),
and the East Half (E½) and the North 64.0 feet of
the West 12.5 feet of Lot Twenty One (21), and all
of the North 64.0 feet of Lots Nineteen (19) and
Twenty (20) in Block "D" - FAIRVIEW ADDITION to
Oklahoma City, Oklahoma, according to the recorded
plat thereof,

DOC NUMBER 1998165777
BK 7447 PG 904-904
DATE 11/09/98 13:35:38
FILING FEE \$8.00
DOC TAX \$41.25
Carolynn Caudill
Oklahoma County Clerk
RECORDED AND FILED

together with all the improvements thereon and the appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said part y of the second part, its
heirs and assigns forever.

Signed and delivered this 25th day of September, 19 98.

Jack B. Schwab
Jack B. Schwab, co-Trustee

Lynn C. Schwab
Lynn C. Schwab, co-Trustee

STATE OF OKLAHOMA

COUNTY OF Oklahoma

SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State on this 25th day of
September, 19 98, personally appeared, Jack B. Schwab and Lynn C. Schwab,
as co-trustees and as husband and wife,

to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me
that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires 5/24/00

Roy D. Workman
Notary Public

NOTE—This form is supplied by TITLE GUARANTY DEPARTMENT of AMERICAN-FIRST TITLE & TRUST CO., Oklahoma City, for
the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.



20100405010384470
04/05/2010 10:48:04 AM
Bk:RE11335 Pg:539 Pgs:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Gabriel Cervantes and Carlos Cervantes, (together the "Grantor"), having a mailing address of 1132 NW 7th street Oklahoma City OK 73106, in consideration of the sum of Twenty Five Thousand Dollars (\$25,000.00) in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and assign unto Schwab & Company, Inc., an Oklahoma Corporation, having a mailing address of 1111 Linwood Blvd, Oklahoma City, OK 73106 (the "Grantee"), all of the Grantor's right, title and interest in and to the following described real property situated in Oklahoma County, State of Oklahoma, to-wit:

Lot Fifteen & Sixteen (15 & 16), In Block (00D), In Fairview Addition,
An Addition To Oklahoma City, Oklahoma County, Oklahoma
According to The Recorded Plat Thereof;

Which currently has the address of 1132 NW 7th street Oklahoma City, OK 73106;

together with all improvements thereon, and all easements, rights-of-way, licenses, privileges, hereditaments, and appurtenances inuring to the benefit of the Property, including, without implied limitation, all abutter's rights, land underlying roadways and railways adjacent to such land and all rights, title and interest in all public streets, private streets, roads, avenues, alleys or passageways, vacated, opened or proposed, adjoining or abutting such land and warrants title to the same.

TO HAVE AND TO HOLD the Property unto the Grantee, and the Grantee's successors and assigns, forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens, claims and encumbrances of whatsoever nature.

[SIGNATURE PAGE TO FOLLOW]

Return after recording to:

Schwab & Company, Inc.
1111 Linwood Blvd.
Oklahoma City, OK 73106

GENERAL WARRANTY DEED

C:\DOCUMENTS AND SETTINGS\SCOTT\LOCAL SETTINGS\TEMPORARY INTERNET FILES\CONTENT.OUTLOOK\MZKRWX57\WARRANTY DEED TO THE SCHWB PURCHASE.DOC

SIGNATURE PAGE TO GENERAL WARRANTY DEED

April IN WITNESS WHEREOF, the Grantor has executed this instrument this 1 day of 2009. 2010

Gabriel Cervantes
Gabriel Cervantes

Carlos Cervantes
Carlos Cervantes

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

ss:

Before me, a notary public in and for this state, on this 1st day of APRIL, 2010, personally appeared Scott Schwab, to me known to be the identical persons who subscribed his/her name to the foregoing instrument and acknowledged to me that he/she executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

[SEAL]

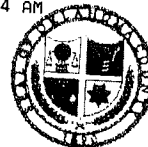


Carl Schwab
Notary Public

Commission No.: 01019125

My Commission Expires: 11/19/13

20100405010384470
Filing Fee: \$15.00
Doc. Stamps: \$37.50
04/05/2010 10:48:04 AM
DEED



GENERAL WARRANTY DEED

C:\DOCUMENTS AND SETTINGS\SCOTT\LOCAL SETTINGS\TEMPORARY INTERNET FILES\CONTENT OUTLOOK\MZKRWX57\WARRANTY DEED TO THE SCHWB PURCHASE.DOC



20160127010115150
01/27/2016 02:00:05 PM
Bk:RE13030 Pg:829 Pgs:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS QUITCLAIM DEED is made effective the 27th day of January, 2016, by William Dale Keester and Laura Lea Keester, as individuals, (the "Grantors"), in favor of Schwab and Company, Inc., an Oklahoma Corporation, of Oklahoma County, State of Oklahoma, (the "Grantee").

The Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and quitclaim unto the Grantee, having a mailing address of 1111 Linwood Blvd., Oklahoma City, Oklahoma, 73106-7039, all of the Grantor's right, title, and interest in and to the real property situated in Oklahoma County, State of Oklahoma, described as follows:

All of Lots Five (5) and Six (6) in Block D, in Fairview Addition to Oklahoma City, Oklahoma, and further described as 1110 N.W. 7th Street, Oklahoma City, OK, 73106, (the "Property")

together with all improvements thereon and all easements, rights-of-way, licenses, privileges, hereditaments, and appurtenances, if any, inuring to the benefit of the Property including, without implied limitation, all abutter's rights, title to all land underlying roadways adjacent to the Property and all right, title, and interest in all public streets, private streets, roads, avenues, alleys, or passageways, vacated, opened, or proposed, adjoining or abutting the Property, AS IS, WHERE IS, without warranty of any kind.

TO HAVE AND TO HOLD the above described property unto the Grantee, and Grantees' successors and assigns, forever.

[Signature Page to Follow]

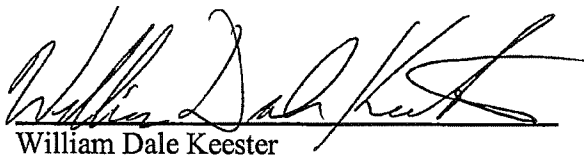
SCHAWB AND CO
1111 N LINWOOD BLVD
OKC, OK 73106

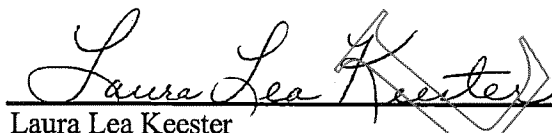
Quitclaim Deed
Page 1 of 2

2/15

SIGNATURE PAGE TO QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantors have executed this instrument the 27th day of January, 2016.


William Dale Keester


Laura Lea Keester

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

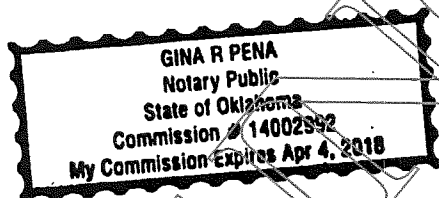
ss:

Before me, a notary public in and for this state, on this 27th day of January, 2016, personally appeared William Dale Keester and Laura Lea Keester and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

[SEAL]


Notary Public

My Commission Expires: April 4, 2018



20160127010115150
Filing Fee: \$15.00
Doc. Stamps: \$58.50
01/27/2016 02:00:05 PM
DEED





QUIT CLAIM DEED

Return to: Schwab & Company
1111 Linwood Blvd.
Oklahoma City, OK 73102

NOW THEREFORE, Independent School District No. 89 of Oklahoma County, OK a/k/a Oklahoma City Public Schools, Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto Schwab and Company ("Grantee") all of Grantor's right, title, interest and estate, both at law and in equity, of, in and to the following described real estate, situated in Oklahoma County, State of Oklahoma, to-wit:

Lots 1-6 and Lots 29-32 inclusive of Block "B", Fairview Addition,

together with all the improvements thereon and appurtenances thereunto belonging, to have and to hold the above granted premises unto Grantee, its successors, and its assigns forever.

Exempt Documentary Stamp Tax - 68 O.S. §3202(11)

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument on the ____ day of June, 2023.

**Independent School District No. 89 of
Oklahoma County, Oklahoma**

Sean McDaniel
Dr. Sean McDaniel, Superintendent

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA) ss.

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this ____ day of June, 2023, personally appeared Dr. Sean McDaniel, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year first above written.

Seal

My Commission Expires

My Commission No.

No. 14003744
EXP. 4/22/2026
IN AND
FOR

STATE OF OKLAHOMA

FOR

4/22/26

14003744

Ronald Brown
Notary Public

EXHIBIT A

LEGAL DESCRIPTIONS

SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT

TRACT 1:

All of Lots 1 through 16 in Block D, in Fairview Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT 2:

All of Lots 1 through 6 and Lots 29 through 32 in Block B, in Fairview Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



June 13, 2024

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmassey@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail, subdivisionandzoning@okc.gov

Re: SPUD Application for property located at 1132 and 1201 NW 7th Street

Attachments:

- 1 Rezoning application
 - 1 Legal Descriptions of Properties to be Rezoned (Exhibit A)
 - 1 Letter of Authorization
 - 1 Deeds to Property
 - 1 Ownership List with certification
 - 1 SPUD Design Statement with Exhibits
-

Comments: Please accept the attached SPUD rezoning application and supporting documents for placement on the July 25, 2024, Planning Commission docket. The filing fee of \$1800 will be remitted once the invoice with case number is provided. The legal description and SPUD document in Word Format are included in this e-mail along with the ownership list in Excel Format.

Thanks,

tmassey

LETTER OF AUTHORIZATION

I hereby authorize Mark Grubbs of Grubbs Consulting LLC to act as agent in my behalf in the preparation, filing and representation of an application to the City of Oklahoma City for rezoning of the property located at 1100 thru 1132 NW 7th Street and 1201 NW 7th Street.



Scott Schwab

Schwab & Company

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:


Lots One (1) through Six (6) and Twenty-nine (29) through Thirty-two (32), in Block B; and Lots One (1) through Sixteen (16), except the East 17 feet of Lot One (1), in Block D, of FAIRVIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), 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: June 3, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2873443-OK99

OWNERSHIP REPORT
ORDER 2873443-OK99

DATE PREPARED: JUNE 7, 2024
EFFECTIVE DATE: JUNE 3, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2725	R016562145	SCHWAB & COMPANY		1111 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-7039	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B LOTS 1 THRU 6 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2725	R016564785	SCHWAB & COMPANY		1111 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-7039	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B LOTS 29 30 31 & 32 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2725	R016567590	SCHWAB & COMPANY		1111 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-7099	FAIRVIEW ADDITION	00D	000	FAIRVIEW ADDITION BLK 00D LOT 000 LOTS 1 THRU 16 EX E17FT OF LOT 1 PLUS N64FT OF LOTS 19 & 20 & N64FT OF W12.5FT OF LOT 21 & E/2 OF LOT 21 & ALL OF LOTS 22 THRU 32 (PART OF SUBJECT PROPERTY WITHIN)	1111 LINWOOD BLVD OKLAHOMA CITY
2725	R015929375	1201 NW 8TH LLC		1201 NW 8TH ST	OKLAHOMA CITY	OK	73106-7005	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 S81.15FT OF LTS 20 21 & 22	1201 NW 8TH ST OKLAHOMA CITY
2725	R015928750	WHITBECK GAVIN & GRETCHEN		1219 NW 8TH ST	OKLAHOMA CITY	OK	73106-7005	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 LTS 12 13 & W2 OF LOT 14	1219 NW 8TH ST OKLAHOMA CITY
2725	R015928875	CHICKEN COOP LLC		6212 COMMODORE LN	OKLAHOMA CITY	OK	73162	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD BLK 007 LOT 000 E/2 OF LT 14 & ALL OF LOT 15	1215 NW 8TH ST OKLAHOMA CITY
2725	R015929000	CHICKEN COOOP LP		2304 NW 56TH TER	OKLAHOMA CITY	OK	73112	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 LOTS 16 & 17	1211 NW 8TH ST OKLAHOMA CITY
2725	R015929125	CORDOVA SANTIAGO SR & AMELIA		1207 NW 8TH ST	OKLAHOMA CITY	OK	73106-7005	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 LOTS 18 & 19	1207 NW 8TH ST OKLAHOMA CITY
2725	R015929250	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 N48.85FT OF W4FT OF LOT 20 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2725	R015929500	ESPARZA ALEJANDRO VELASCO		909 N KLEIN AVE	OKLAHOMA CITY	OK	73106-7035	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 N48.85FT OF E21FT LOT 20 & N48.85FT OF LOTS 21 & 22	909 N KLEIN AVE OKLAHOMA CITY
2725	R015928400	ROGERS JERRY	ROGERS DONETTA	10040 BRENTWOOD MANOR DR	OKLAHOMA CITY	OK	73169	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 S42.5FT OF LOTS 1 2 & 3	913 N KLEIN AVE OKLAHOMA CITY
2725	R015928625	THOMPSON CHRISTINA B & ROBERT A		1808 WINDING RIDGE RD	EDMOND	OK	73034	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 W2 OF LT 8 ALL LTS 9 10 & 11	1218 NW 9TH ST OKLAHOMA CITY

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2725	R015928600	RACE PROPERTIES LLC		1808 WINDING RIDGE RD	EDMOND	OK	73034	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 LTS 6 7 & E2 OF LOT 8	1210 NW 9TH ST OKLAHOMA CITY
2725	R015928500	PEARL PROPERTY MANAGEMENT LLC		1808 WINDING RIDGE RD	EDMOND	OK	73034	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 LOTS 4 & 5	1206 NW 9TH ST OKLAHOMA CITY
2725	R015928375	ROGERS JERRY	ROGERS DONETTA	10040 BRENTWOOD MANOR DR	OKLAHOMA CITY	OK	73169-5820	BRAUERS HEIGHTS ADD	007	000	BRAUERS HEIGHTS ADD 007 000 N87.5FT OF LOTS 1 2 & 3	1200 NW 9TH ST OKLAHOMA CITY
2725	R015929625	BOARD OF EDUCATION		PO BOX 36609	OKLAHOMA CITY	OK	73136	BRAUERS HEIGHTS ADD	008	000	BRAUERS HEIGHTS ADD 008 000 ALL LTS IN BLK 8 EX 3 1FT OF 1 & ALL 13 EXEMPT	900 N KLEIN AVE OKLAHOMA CITY
2725	R016560495	MUNOZ SERGIO E SANCHEZ & OLGA		1131 NW 7TH ST	OKLAHOMA CITY	OK	73106-7027	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 LOT 17 & W2 OF LOT 18	1131 NW 7TH ST OKLAHOMA CITY
2725	R016560660	J & C INVESTMENTS LLC		4217 NW 144TH TER	OKLAHOMA CITY	OK	73134	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 E2 OF LOT 18 & ALL OF LOT 19	1127 NW 7TH ST OKLAHOMA CITY
2725	R016560825	ZEE PROPERTIES LLC		8277 S WALKER AVE	OKLAHOMA CITY	OK	73139-9451	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 LOT 20 & W2 OF LOT 21	1123 NW 7TH ST OKLAHOMA CITY
2725	R016560990	JUAREZ MIGUEL ANGEL		PO BOX 262	OKLAHOMA CITY	OK	73101	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 E2 OF LT 21 & ALL OF LT 22	1121 NW 7TH ST OKLAHOMA CITY
2725	R016561155	ENGELMEYER MARK	LEE CONNIE	1117 NW 7TH ST	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 LOTS 23 & 24	1117 NW 7TH ST OKLAHOMA CITY
2725	R016561980	JB BALDING LLC		801 N WESTERN AVE	OKLAHOMA CITY	OK	73106-7235	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 LOTS 25 THRU 32	801 N WESTERN AVE OKLAHOMA CITY
2725	R016560165	KING SETH		1100 NW 8TH ST	OKLAHOMA CITY	OK	73106-7029	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 LOTS 1 THRU 7	1100 NW 8TH ST OKLAHOMA CITY
2725	R016560330	BOARD OF EDUCATION		900 N KLEIN	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00A	000	FAIRVIEW ADDITION 00A 000 8 TO 16 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2725	R016563630	SALDANA JOSE A	CORDOVA MARIA NATIVIDAD	1227 NW 7TH ST	OKLAHOMA CITY	OK	73106-7001	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 PT LOTS 18 19 & 20 BEG 45FT E OF SW/C LOT 17 TH N87FT 3IN E40FT S87FT 3IN W40FT TO BEG PLUS A TR BEG AT SW/C LOT 17 TH E45FT N87FT E40FT N17.75FT W85FT S105FT TO BEG	1227 NW 7TH ST OKLAHOMA CITY
2725	R016563465	IBG SYNERGISTIC LLC		438 NW 17TH ST	OKLAHOMA CITY	OK	73103	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION BLK 00B LOT 000 N33FT OF LOTS 17 18 19 & N33FT OF W10FT LOT 20	808 N ELLISON AVE OKLAHOMA CITY
2725	R016563960	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION BLK 00B LOT 000 E15FT OF LOT 20 & LOT 21	1225 NW 7TH ST OKLAHOMA CITY
2725	R016563970	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION BLK 00B LOT 000 LOT 22 & W/2 OF LOT 23	UNKNOWN

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2725	R016564290	DRANNIK PROPERTIES LLC		1149 E BROOKS ST	NORMAN	OK	73071-3434	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 E2 OF LOT 23 & ALL OF LOT 24	1217 NW 7TH ST OKLAHOMA CITY
2725	R016564455	WORTH YOLANDA ANGULO		1050 E 2ND ST STE 205	EDMOND	OK	73034-5313	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 LOTS 25 & 26	1211 NW 7TH ST OKLAHOMA CITY
2725	R016564620	ABAB INC		7008 NW 16TH ST APT 1105	OKLAHOMA CITY	OK	73127-3322	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 LOTS 27 & 28	1205 NW 7TH ST OKLAHOMA CITY
2725	R016563300	SKAGGS DARRYL W		12874 SANDY LN	EDMOND	OK	73034-9688	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 S63FT OF W7FT OF LOT 13 & S63FT OF LOTS 14 15 & 16	820 N ELLISON AVE OKLAHOMA CITY
2725	R016562920	ARBERTHA AMANDA K		1228 NW 8TH ST	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 N77FT OF W7FT OF LOT 13 & N77FT OF LOTS 14 THRU 16	1228 NW 8TH ST OKLAHOMA CITY
2725	R016562805	RED PRAIRIE LLC		7701 TANGLE VINE DR	EDMOND	OK	73034	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 W/2 OF LOT 12 & E18FT OF LOT 13	1226 NW 8TH ST OKLAHOMA CITY
2725	R016562640	MEJIA JUAN MANUEL	AGUILAR MARIA	1224 NW 8TH ST	OKLAHOMA CITY	OK	73106-7006	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 LOT 11 & E/2 OF LOT 12	1224 NW 8TH ST OKLAHOMA CITY
2725	R016562475	1218 NW 8TH LLC		205 S COTTONWOOD AVE	CANON CITY	CO	81212	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 LOTS 9 & 10	1218 NW 8TH ST OKLAHOMA CITY
2725	R016562310	HOERSCH THERESA K		1212 NW 8TH ST	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00B	000	FAIRVIEW ADDITION 00B 000 LOTS 7 & 8	1212 NW 8TH ST OKLAHOMA CITY
2725	R016566600	AMERICAN DREAM LLC		16307 SONOMA PARK DR STE 7	EDMOND	OK	73013	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 20 21 & 22	1223 LINWOOD BLVD OKLAHOMA CITY
2725	R016566930	AMERICAN DREAM LLC		16307 SONOMA PARK DR STE 7	EDMOND	OK	73013	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 23 THRU 26	1217 LINWOOD BLVD OKLAHOMA CITY
2725	R016567260	BEATTY ALBERTA	C/O GEORGE BEATTY	31183 CADDO RD	ANADARKO	OK	73005-2044	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 27 & 28	1209 LINWOOD BLVD OKLAHOMA CITY
2725	R016567425	CORSAIR CATTLE CO		PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 29 THRU 32	1201 LINWOOD BLVD OKLAHOMA CITY
2725	R016565115	DRANNIK PROPERTIES LLC		1211 N SHARTEL AVE, Unit 1000	OKLAHOMA CITY	OK	73103	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 S64.7FT OF LOTS 1 & 2	733 N KLEIN AVE OKLAHOMA CITY
2725	R016566270	IBG SYNERGISTIC LLC		730 N ELLISON AVE	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 N70FT OF W2 LT 15 N70FT LT 16	1230 NW 7TH ST OKLAHOMA CITY

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2725	R016566435	IBG SYNERGISTIC LLC		730 N ELLISON AVE	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOT 14 & E2 OF LOT 15 & S64FT OF W2OF LOT 15 & S64FT OF LOT 16 & ALL OF LOTS 17 18 & 19	730 N ELLISON AVE OKLAHOMA CITY
2725	R016565775	IBG SYNERGISTIC LLC		730 N ELLISON AVE	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 W2 OF LOT 12 & ALL OF LOT 13	1214 NW 7TH ST OKLAHOMA CITY
2725	R016565630	IBG SYNERGISTIC LLC		730 N ELLISON AVE	OKLAHOMA CITY	OK	73106	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 E 1/2 OF LOT 12 & ALL LOT 11	1212 NW 7TH ST OKLAHOMA CITY
2725	R016565620	MIDPOINT PROPERTIES LLC		6509 BENTWOOD DR	OKLAHOMA CITY	OK	73169	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 9 & 10	1210 NW 7TH ST OKLAHOMA CITY
2725	R016565610	MIDPOINT PROPERTIES LLC		6509 BENTWOOD DR	OKLAHOMA CITY	OK	73169	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 7 & 8	1208 NW 7TH ST OKLAHOMA CITY
2725	R016565445	GALLARDO FRANCISCO		1206 NW 7TH ST	OKLAHOMA CITY	OK	73106-7002	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 5 & 6	1206 NW 7TH ST OKLAHOMA CITY
2725	R016565280	BEATTY ALBERTA	C/O GEORGE BEATTY	31183 CADDO RD	ANADARKO	OK	73005-2044	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 LOTS 3 & 4	1204 NW 7TH ST OKLAHOMA CITY
2725	R016564950	DRANNIK PROPERTIES LLC		1149 E BROOKS ST	NORMAN	OK	73071	FAIRVIEW ADDITION	00C	000	FAIRVIEW ADDITION 00C 000 N69.3FT OF LOTS 1 & 2	1200 NW 7TH ST OKLAHOMA CITY
2725	R016568910	1123 LINWOOD BOULEVARD LLC		1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	FAIRVIEW ADDITION	00D	000	FAIRVIEW ADDITION 00D 000 S70FT LOTS 19 & 20 & S70FT W12.5FT LOT 21	1125 LINWOOD BLVD OKLAHOMA CITY
2725	R016568745	WENSAUER DONALD F & MARY E		1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	FAIRVIEW ADDITION	00D	000	FAIRVIEW ADDITION 00D 000 LOTS 17 & 18	1133 LINWOOD BLVD OKLAHOMA CITY
2725	R016567580	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	FAIRVIEW ADDITION	00D	000	FAIRVIEW ADDITION 00D 000 E17FT OF LOT 1 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2725	R016105010	1110 LINWOOD BLVD LLC		11217 N MAY AVE	OKLAHOMA CITY	OK	73120	NEAS ADD AMEND	015	000	NEAS ADD AMEND 015 000 W120FT LOT 1 ALL LOTS 2 THRU 12	1122 LINWOOD BLVD OKLAHOMA CITY
2725	R016105000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NEAS ADD AMEND	015	000	NEAS ADD AMEND 015 000 TROLLEY PARK NO 3 120FT BY 107FT & 5FT BY 161FT BEING A PART OF NE4 OF SEC 32 12N 3W EXEMPT	0 UNKNOWN OKLAHOMA CITY
2725	R016085100	OKLAHOMA COUNTY DIVERSION HUB INC		220 NW 10TH ST	OKLAHOMA CITY	OK	73103-3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 5 & 6	1210 LINWOOD BLVD OKLAHOMA CITY

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2725	R016085425	OKLAHOMA COUNTY DIVERSION HUB INC		220 NW 10TH ST	OKLAHOMA CITY	OK	73103- 3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 1 THRU 4 & LOTS 31 THRU 34	1200 LINWOOD BLVD OKLAHOMA CITY
2732	R013201952	PANIC PROPERTIES LLC		PO BOX 30864	EDMOND	OK	73003- 0015	NORTHWEST TO OKLA CY	004	000	NORTHWEST TO OKLA CY 004 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
2732	R013201984	PANIC PROPERTIES LLC		PO BOX 30864	EDMOND	OK	73003- 0015	NORTHWEST TO OKLA CY	004	000	NORTHWEST TO OKLA CY 004 000 LOTS 11 & 12	1023 NW 8TH ST OKLAHOMA CITY
2732	R013204416	PAGONIS HOLDINGS LLC		2140 PINNACLE PT	OKLAHOMA CITY	OK	73170	NORTHWEST TO OKLA CY	009	000	NORTHWEST TO OKLA CY 009 000 LOTS 1 THRU 8	809 N CLASSEN BLVD OKLAHOMA CITY
2732	R013204608	PAGONIS RESIDENTIAL LLC		2140 PINNACLE PT	OKLAHOMA CITY	OK	73170- 3417	NORTHWEST TO OKLA CY	009	000	NORTHWEST TO OKLA CY 009 000 LOTS 9 & 10	1017 NW 7TH ST OKLAHOMA CITY
2732	R013204640	PAGONIS HOLDINGS LLC		2140 PINNACLE PT	OKLAHOMA CITY	OK	73170	NORTHWEST TO OKLA CY	009	000	NORTHWEST TO OKLA CY 009 000 LOTS 11 & 12	800 N WESTERN AVE OKLAHOMA CITY
2732	R013204800	RADFAR ALLEN	ACE BOOKBINDING COMPANY	328 MEADOW LAKE DR	EDMOND	OK	73003- 5114	NORTHWEST TO OKLA CY	009	000	NORTHWEST TO OKLA CY 009 000 LOTS 21 THRU 24	825 N CLASSEN BLVD OKLAHOMA CITY
2732	R013204736	RADFAR SHAHEIN NATHAN		328 MEADOW LAKE DR	EDMOND	OK	73003	NORTHWEST TO OKLA CY	009	000	NORTHWEST TO OKLA CY 009 000 LOTS 19 & 20	0 UNKNOWN OKLAHOMA CITY
2732	R013204704	RADFAR ALLEN		328 MEADOW LAKE DR	EDMOND	OK	73003- 5114	NORTHWEST TO OKLA CY	009	000	NORTHWEST TO OKLA CY 009 000 LOTS 15 THRU 18	0 UNKNOWN OKLAHOMA CITY
2732	R013204672	RADFAR ALLEN & CHARLENE	RADFAR SHAHEIN NATHAN	328 MEADOW LAKE DR	EDMOND	OK	73003- 5114	NORTHWEST TO OKLA CY	009	000	NORTHWEST TO OKLA CY 009 000 LOTS 13 & 14	820 N WESTERN AVE OKLAHOMA CITY
2732	R013204960	1017 NW 6TH LLC		1017 NW 6TH ST	OKLAHOMA CITY	OK	73106- 7202	NORTHWEST TO OKLA CY	010	000	NORTHWEST TO OKLA CY 010 000 LOTS 7 THRU 10	1017 NW 6TH ST OKLAHOMA CITY
2732	R013204965	FISCHER CAPITAL LLC		1021 NW 6TH ST	OKLAHOMA CITY	OK	73106- 7202	NORTHWEST TO OKLA CY	010	000	NORTHWEST TO OKLA CY 010 000 LOTS 11 & 12 EX BEG AT SW/C LOT 12 TH N14FT TH SELY TO A PT 50FT E OF SD SW/C LOT 12 TH W50FT TO BEG	1021 NW 6TH ST OKLAHOMA CITY
2732	R013205088	SOONER CLASSEN LLC		4225 OFFICE PKWY, Unit 250	DALLAS	TX	75204	NORTHWEST TO OKLA CY	010	000	NORTHWEST TO OKLA CY 010 000 LOTS 21 & 22	0 UNKNOWN OKLAHOMA CITY
2732	R013204992	SOONER CLASSEN LLC		4225 OFFICE PKWY, Unit 250	DALLAS	TX	75204	NORTHWEST TO OKLA CY	010	000	NORTHWEST TO OKLA CY 010 000 LOTS 13 THRU 20	720 N WESTERN AVE OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

June 13, 2024

PREPARED FOR:

Schwab & Company
1111 Linwood Blvd.
Oklahoma City, OK 73106

PREPARED BY:

Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.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. 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.

The SPUD shall consist of two parcels, designated as Tract 1 and Tract 2, the boundaries of which are described on Exhibit A - Legal Descriptions and depicted on Exhibits B and C - Conceptual Site Plans, attached hereto and made a part hereof.

1. Tract 1 will be developed in accordance with the regulations of the I-2 Moderate Industrial District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted in Tract 1 :

- (a) Aboveground Flammable Liquid Storage: Restricted (shall meet the conditions set forth in Section 9350.2 of the Zoning Ordinance)
- (b) Administrative and Professional Offices
- (c) Automotive Equipment & Storage
- (d) Eating Establishments: Sitdown, Alcohol Not Permitted
- (e) Eating Establishments: Sitdown, Alcohol Permitted
- (f) Eating Establishments: Sitdown, Limited Alcohol Permitted
- (g) Food and Beverage Retail Sales

- (h) Industrial, Light
 - (i) Industrial, Moderate
 - (j) Research Services: Restricted
 - (k) Research & Development
 - (l) Retail Sales & Services: General
 - (m) Wholesaling, Storage & Distribution: General
 - (n) Wholesaling, Storage & Distribution: Restricted
2. Tract 2 will be developed in accordance with the regulations of the O-1 Limited Office District (OKC Zoning Ordinance, 2020, as amended).
3. **Maximum Building Height:**
Building height in Tract 1 shall conform to the I-2 District regulations and building height in Tract 2 shall conform to the O-1 District regulations.
4. **Maximum Building Size:**
Building sizes in Tract 1 shall conform to the I-2 District regulations and building sizes in Tract 2 shall conform to the O-1 District regulations.
5. **Maximum Number of Buildings:**
There shall be no restriction as to number of buildings in each tract subject to development within each tract complying with the established setbacks, landscaping and parking requirements incorporated herein.
6. **Building Setback Lines for Tract 1**
- Front Yard: 25 feet (East)
 - Rear Yard: 5 feet (West)
 - Side Yard: Zero within the East 250 feet, Five feet within the West 150 feet (South, abutting alley)
 - Corner Side Yard: Zero (North, abutting NW 7th St.)
7. **Building Setback Lines for Tract 2**
- Front Yard: 25 feet (along NW 7th & along NW 8th Streets)
 - Rear Yard: Zero (Adjacent to Alley)
 - Side Yard: 15 feet (along West Boundary)
 - Exterior Side Yard: 15 feet (along East Boundary, adjacent to Klein Avenue)

8. Sight-proof Screening

Sight-proof Screening & Security Fencing for Tract 1 shall comply with the I-2 District, except the landscaping noted in Paragraph #9 below shall serve as sight-proof screening along NW 7th Street. No other sight-proof screening shall be required within Tract 1.

Sight-proof screening for Tract 2 shall comply with the O-1 District.

9. Landscaping:

- a) Landscaping within Tract 1 shall comply with the I-2 District regulations with the following exceptions:
 - i. A minimum 5 feet wide landscaped greenbelt shall be provided along NW 7th Street adjacent/across from the existing residences on the north side of NW 7th Street. The greenbelt shall consist of low-lying shrubs and/or vegetation. The greenbelt shall be permitted within the street right-of-way and may include the sidewalk.
 - ii. A minimum 5 feet wide landscaped greenbelt shall be provided along Western Avenue. The greenbelt shall consist of low-lying shrubs and/or vegetation; or trees planted on maximum 20 foot centers having a minimum caliper size of 3 inches. The greenbelt shall be permitted within the street right-of-way but shall observe the sight-triangle at the intersection with NW 7th Street. The greenbelt may also be permitted to contain a sidewalk.
- b) Landscaping within Tract 2 shall comply with the O-1 District regulations with the following exceptions:
 - i. Landscaping shall be as shown on Exhibit C - Conceptual Site Plan for the existing parking lot layout. Modifications to location of grass areas, trees and shrubs shall be permitted; however, the square footage of grass areas, and number of trees and shrubs shall not be decreased. Re-striping and pavement repair permitted without additional landscaping required.
 - ii. Complete removal and reconstruction of the parking lot shall require landscaping in accordance with ordinance requirements.

10. Signs:

- a) All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

- b) Electronic Message Display signs shall not be permitted.
- c) Attached signs will be in accordance with the base zoning district regulations applicable to each respective tract.
- d) Non-accessory signs are specifically prohibited in this SPUD.

11. Access:

- a) The number, location and width of driveways in Tract 1 shall be as shown on Exhibit B – Conceptual Site Plan. Adjustments to location and width shall be permitted.
- b) The number, location and width of driveways in Tract 2 shall be as shown on Exhibit C – Conceptual Site Plan. Adjustments to location and width shall be permitted.

12. Sidewalks

- a) The sidewalk along NW 7th Street and Klein Avenue, adjacent to Tract 1, shall be replaced or repaired, and a sidewalk along Western Avenue shall be provided subject to the policies and procedures of the Public Works Department prior to any occupancy certificates being issued.
- b) The sidewalks along NW 7th Street, NW 8th Street and Klein Avenue, adjacent to Tract 2, shall be replaced or repaired, subject to the policies and procedures of the Public Works Department prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

- a) In Tract 1, exterior building wall finish on all structures facing NW 7th Street and Western Avenue, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, concrete tilt-up, rock or stone masonry. No more than 30% EIFS, stucco, wood, or concrete-board shall be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.
- b) In Tract 2, exterior wall finish of buildings shall comply with the O-1 District regulations.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

Site lighting in both tracts 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 and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use.

6. Parking:

- a) Required parking in Tract 1 shall be permitted off-site, within Tract 2.
- b) Utilization of the existing paved parking lot in Tract 2 shall be permitted. Additionally, the parking lot layout shown on Exhibit C- Conceptual Site Plan upon the existing paved parking areas shall be permitted, which includes reduction in parking space length and slight encroachments within adjacent street rights of way. Pavement repair and re-striping permitted. However, complete removal of said parking lot and replacement with new paved parking shall require compliance with current ordinance requirements.
- c) Access and parking space maneuvering shall be permitted within the existing alley in Tract 2.

7. Maintenance:

Maintenance of landscaping and common areas within each tract shall be the responsibility of the property owner of said tract.

8. Drainage:

Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code.

III. Supporting Documents

Exhibit A: Legal Descriptions of Tracts 1 and 2

Exhibit B: Tract 1 Conceptual Site Plan

Exhibit C: Tract 2 Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTIONS

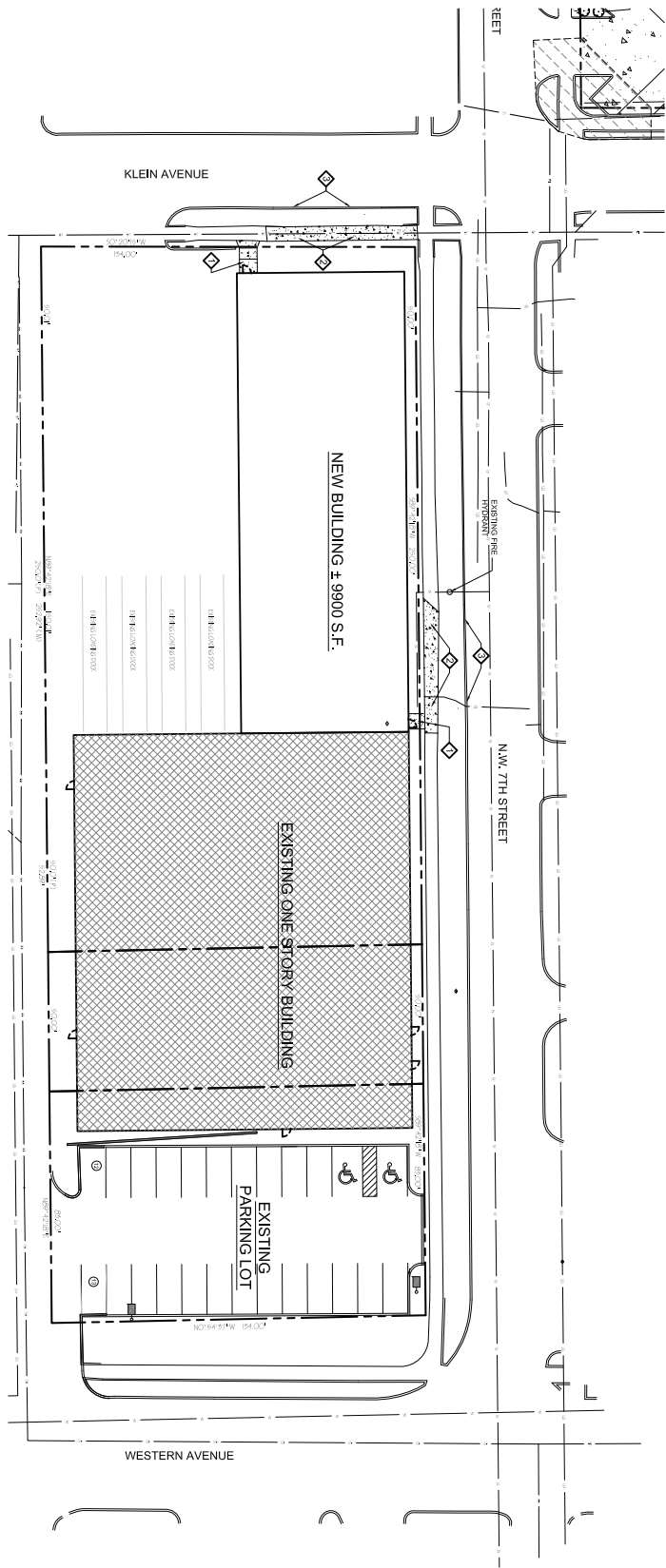
SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT

TRACT 1:

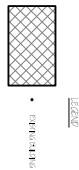
All of Lots 1 through 16 in Block D, in Fairview Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT 2:

All of Lots 1 through 6 and Lots 29 through 32 in Block B, in Fairview Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



- NEW PLANNED NOTES
- NEW CONCRETE SIDEWALK AND DRIVEWAY
 - NEW TREES
 - NEW SIGN



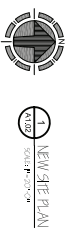
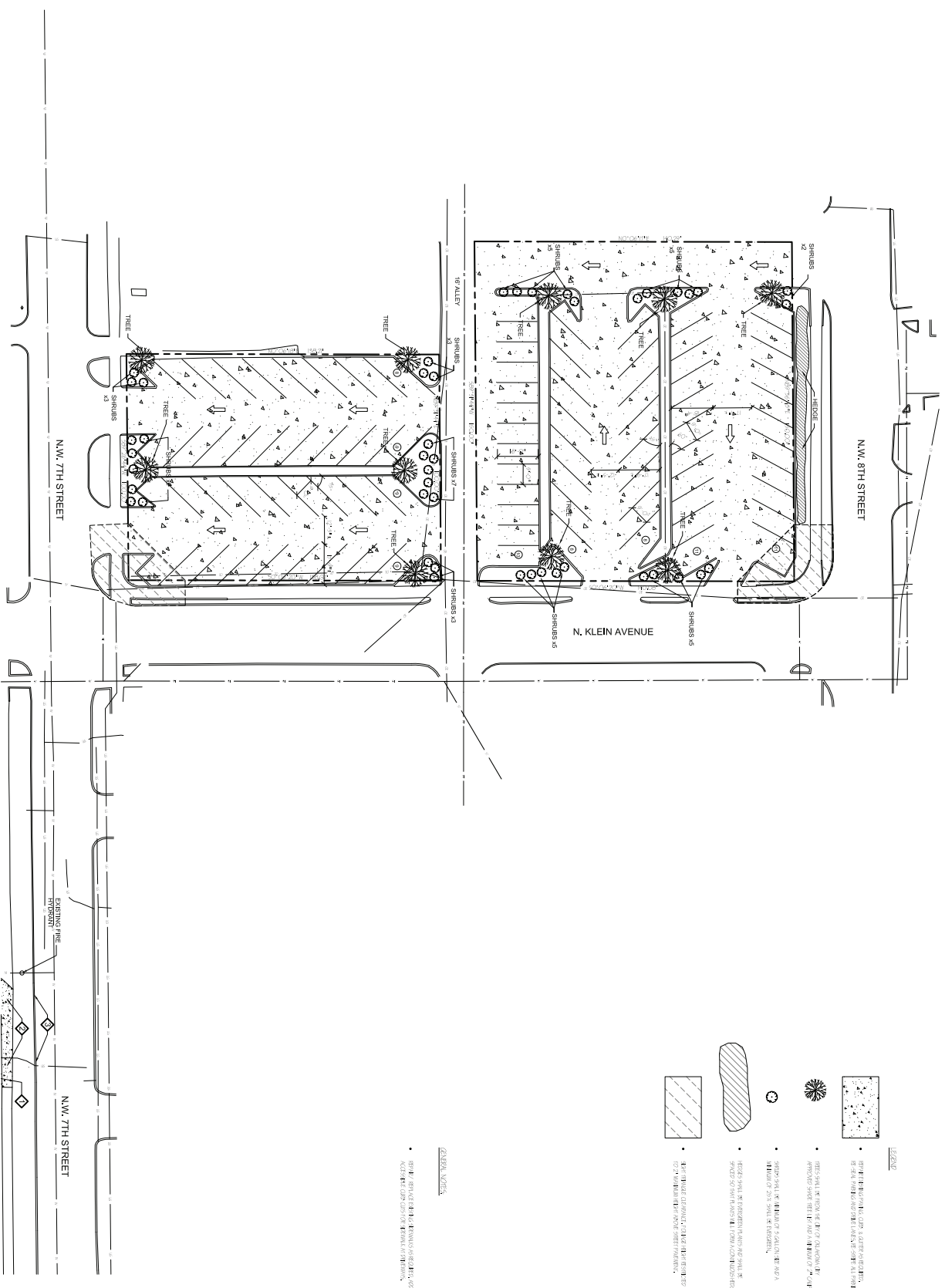
1 NEW SITE PLAN
SCALE: 1" = 20'-0"

**SCHWAB MEAT CO.
BUILDING ADDITION**
1111 LINWOOD BLVD.
OKLAHOMA CITY, OK

3 LEVEL DESIGN
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10400 Greenbriar Place, Suite 103 Oklahoma City, OK 73159
Phone: 405.378.7772 Fax: 405.378.7784 3leveldesign.net

**PRELIMINARY
NOT FOR CONSTRUCTION**

FILE INFORMATION:
PROJECT: S2322
DATE: 06/12/24
TRACT 1
Conceptual Site
Plan
1132 NW 7th St
EXHIBIT B



1 NEW SITE PLAN
SCALE: 1"=20'-0"

PROJECT: S2322
DATE: 06.12.24

TRACT 2
Conceptual Site
Plan
1201 NW 7th St

EXHIBIT C

TITLE INFORMATION:

PRELIMINARY
NOT FOR CONSTRUCTION

SEALS:

ISSUED:

SCHWAB MEAT CO.
BUILDING ADDITION
1111 LINWOOD BLVD.
OKLAHOMA CITY, OK

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