



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  
1044 SW 44th St.

Project Name

1044 SW 44th St.

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

Office development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1514
Case No.: SPUD -	1514
File Date:	2MAR'23
Ward No.:	6
Nbhd. Assoc.:	HIGHLANDER COMM S NA
School District:	OKC
Extg Zoning:	R-1 R-4 O-2 SPUD-45 SPUD-556
Overlay:	SP-263 & SP w Ord 22447

3.7 acres, more or less

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

David M. Box on behalf of Applicant

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

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

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.

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Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**

THAT 44<sup>TH</sup> STREET PREMIUM REAL ESTATE, LLC, an Oklahoma limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **CENTRAL OKLAHOMA INDIAN HEALTH COUNCIL, INC.**, a domestic not for profit corporation, incorporated in the State of Oklahoma, or its Assigns ("**Grantee**"), whose mailing address is 4913 West Reno Ave., Oklahoma City, OK 73127, DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Oklahoma County, Oklahoma, and described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes, together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "**Property**") EXCEPTING from this conveyance and RESERVING unto the Grantor title to all minerals not heretofore conveyed or reserved of record, including, without limitation, all of the oil, gas, hydrocarbon substances and other minerals in, under or produced from said Property and all rights pertaining thereto.

This conveyance is made subject to the Permitted Exceptions set forth in Exhibit "B" hereto, and subject and subordinate to all easements, encumbrances and restrictions of record, and subject to all governmental restrictions, zoning laws, Homeowners Association rules, regulations, and bylaws, if applicable, and subject to encroachments, flood plain, flood ways, creeks, rivers and drainage ways and topography problems, if any, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained, and except for ad valorem taxes assessed against the Property for the calendar year in which this conveyance becomes effective (which are hereby assumed by Grantee).

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever.

Grantor, on behalf of Grantor, and Grantor's heirs, legal representatives, successors and assigns, warrants the title to the Property against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under Grantor, but not otherwise. No other covenants or warranties of title express or implied are given by this Special Warranty Deed.

***[SIGNATURE PAGE FOLLOWS]***

CORRECTION  
**QUIT CLAIM DEED**

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.:  
No Owner's Policy to be issued.

THIS INDENTURE, made this 2nd day of June, 2022 between Seradge Investment Co., LP, a/k/a Seradge Investment Company, LP, and Oklahoma limited Partnership, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and 44th Street Premium Real Estate, LLC, an Oklahoma limited liability company, party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party 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 property situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 074601220

Grantee's Mailing Address: 5501 E 33rd St., Edmond, OK 73013

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its General Partner this 2nd day of June, 2022

Seradge Investment Co., LP, a/k/a Seradge Investment Company, LP, and Oklahoma limited Partnership

By: Seradge Capital Management, LLC,  
its General Partner

BY: [Signature]  
Espanta Steppe, Manager

2201919  
CORPORATE OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 2nd day of June, 2022, personally appeared, Espanta Steppe, Manager for Seradge Capital Management, LLC, General Partner for Seradge Investment Company, LP, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of such entity for the uses and purposes therein set forth.

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

[Signature]  
Commission Expires: 7/28/25



RETURN TO:  
Oklahoma City Abstract & Title Co.

## QUIT CLAIM DEED

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.:  
No Owner's Policy to be Issued.

THIS INDENTURE, made this 2nd day of June, 2022 between Houshang Seradge, M.D. Inc., duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and 44th Street Premium Real Estate, LLC, an Oklahoma limited liability company, party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party 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 property situate in Oklahoma County, State of Oklahoma, to wit:

The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 074602018

Grantee's Mailing Address: 5501 E 33rd St., Edmond, OK 73013

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its President this 2nd day of June, 2022

Houshang Seradge, M.D. Inc.

BY:

Houshang Seradge, President

2201819  
CORPORATE OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 2nd day of June, 2022, personally appeared, Houshang Seradge to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that same was executed as the free and voluntary act and deed of of such entity for the uses and purposes therein set forth.

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

Donna Goins

Commission Expires: 7/22/2025



Presented TO:  
Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

CORRECTION  
**QUIT CLAIM DEED**

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.:  
No Owner's Policy to be issued.

THIS INDENTURE, made this 2nd day of June, 2022 between Seradge Investment Co., LP, a/k/a Seradge Investment Company, LP, and Oklahoma limited Partnership, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and 44th Street Premium Real Estate, LLC, an Oklahoma limited liability company, party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party 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 property situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 074601220

Grantee's Mailing Address: 5501 E 33rd St, Edmond, OK 73013

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its General Partner this 2nd day of June, 2022

Seradge Investment Co., LP, a/k/a Seradge Investment Company, LP, and Oklahoma limited Partnership

By: Seradge Capital Management, LLC,  
its General Partner

BY: [Signature]  
Espanta Steppa, Manager

2201919  
CORPORATE OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 2nd day of June, 2022, personally appeared, Espanta Steppa, Manager for Seradge Capital Management, LLC, General Partner for Seradge Investment Company, LP, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of such entity for the uses and purposes therein set forth.

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

[Signature]  
Commission Expires: 7/28/25



RETURN TO:  
Oklahoma City Abstract & Title Co.

## QUIT CLAIM DEED

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.:  
No Owner's Policy to be issued.

THIS INDENTURE, made this 2nd day of June, 2022 between Houshang Seradge, M.D. Inc., duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and 44th Street Premium Real Estate, LLC, an Oklahoma limited liability company, party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party 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 property situate in Oklahoma County, State of Oklahoma, to wit:

The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 074602018

Grantee's Mailing Address: 5501 E 33rd St., Edmond, OK 73013

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its President this 2nd day of June, 2022

Houshang Seradge, M.D. Inc.

BY:

Houshang Seradge, President

2201919  
CORPORATE OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 2nd day of June, 2022, personally appeared, Houshang Seradge to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that same was executed as the free and voluntary act and deed of of such entity for the uses and purposes therein set forth.

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

Commission Expires: 7/28/2025



OKLAHOMA CITY ABSTRACT & TITLE CO.  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

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Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**

THAT SOUTHWEST TOWER ASSOCIATES, LLC, an Oklahoma limited liability company, formerly known as Southwest Tower Associates Limited Partnership, and 1021 SW 45<sup>th</sup>, LLC, an Oklahoma limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by CENTRAL OKLAHOMA INDIAN HEALTH COUNCIL, INC., a domestic not for profit corporation, incorporated in the State of Oklahoma, or its Assigns ("**Grantee**"), whose mailing address is 4913 West Reno Ave., Oklahoma City, OK 73127, DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Oklahoma County, Oklahoma, and described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes, together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "**Property**") EXCEPTING from this conveyance and RESERVING unto the Grantor title to all minerals not heretofore conveyed or reserved of record, including, without limitation, all of the oil, gas, hydrocarbon substances and other minerals in, under or produced from said Property and all rights pertaining thereto.

This conveyance is made subject to the Permitted Exceptions set forth in Exhibit "B" hereto, and subject and subordinate to all easements, encumbrances and restrictions of record, and subject to all governmental restrictions, zoning laws, Homeowners Association rules, regulations, and bylaws, if applicable, and subject to encroachments, flood plain, flood ways, creeks, rivers and drainage ways and topography problems, if any, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained, and except for ad valorem taxes assessed against the Property for the calendar year in which this conveyance becomes effective (which are hereby assumed by Grantee).

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever.

Grantor, on behalf of Grantor, and Grantor's heirs, legal representatives, successors and assigns, warrants the title to the Property against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under Grantor, but not otherwise. No other covenants or warranties of title express or implied are given by this Special Warranty Deed.

***[SIGNATURE PAGE FOLLOWS]***

Exhibit A  
LEGAL DESCRIPTION

All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, ARVERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 27 of Plats, Page 8.

AND

All of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Eight (8), of ZEDNA ANN ADDITION, being a re-subdivision of the North Half of the West Half of Block 2, ARVERNE HEIGHTS ADDITION, the East 300 feet of the North Half of Block 6 and the West 450 feet of the South Half of Block 9 of MCCANN'S SOUTH HIGHLAND ADDITION and the East 400 feet of the North Half of Block 14, LINWOOD ADDITION, Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 29 of Plats, Page 89.

Tract A

The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract B

The North Half (N/2) of the West 50 feet of the East 100 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract C

All of the North 150 feet of the West 95 feet of the East 250 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract D

The West 50 feet of the East 150 feet of the South Half (S/2), in Block Three (3) in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract E

The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Tract F

The West 50 feet of the East 200 Feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract G

The West 50 feet of the East 150 feet of the North Half (N/2), LESS AND EXCEPT the North 17 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and

The East 5 feet of the West 100 feet of the East 250 feet of the North Half (N/2), in Block Three (3), in McCANN'S SOUTHHIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract H

The West 50 feet of the East 100 feet of the South Half (S/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract I

The East 50 feet of the South 150 feet in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

## LETTER OF AUTHORIZATION

Central Oklahoma American

Indian Health Council Inc., (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 \_\_\_\_

1044 SW 44<sup>th</sup> ST. OKC, OK 73109

By: Lysa Foss (Lysa Foss)

Title: Chief Operating Officer

Date: 2/22/2023

EXECUTED to be effective as of the 9<sup>th</sup> day of June, 2022.

GRANTOR:

**44<sup>TH</sup> STREET PREMIUM REAL ESTATE,  
LLC**, an Oklahoma limited liability company

By: Its Manager:

**HAPPY LAND REAL ESTATE  
MANAGEMENT, LLC,**  
an Oklahoma limited liability company

By: \_\_\_\_\_

Espanta Steppe, Manager

STATE OF OKLAHOMA            )  
  )  
COUNTY OF OKLAHOMA        )        ss:

This instrument was acknowledged before me this 9<sup>th</sup> day of June, 2022, by Espanta Steppe, as Manager of Happy Land Real Estate Management, LLC, as Manager of 44<sup>th</sup> Street Premium Real Estate, LLC, on behalf of said limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 10-15-25  
(SEAL)  
Commission No. 01017277



After Recording, Return To:

Central Oklahoma Indian Health Council, Inc.  
4913 West Reno Ave.  
Oklahoma City, OK 73127

Send Tax Statements to:

Central Oklahoma Indian Health Council, Inc.  
4913 West Reno Ave.  
Oklahoma City, OK 73127

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Tract A**

The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract B**

The North Half (N/2) of the West 50 feet of the East 100 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract C**

All of the North 150 feet of the West 95 feet of the East 250 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract D**

The West 50 feet of the East 150 feet of the South Half (S/2), in Block Three (3) in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract E**

The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract F**

The West 50 feet of the East 200 Feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract G**

The West 50 feet of the East 150 feet of the North Half (N/2), LESS AND EXCEPT the North 17 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and

The East 5 feet of the West 100 feet of the East 250 feet of the North Half (N/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma

City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract H**

The West 50 feet of the East 100 feet of the South Half (S/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract I**

The East 50 feet of the South 150 feet in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

EXHIBIT "B"

**PERMITTED EXCEPTIONS**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any fact, rights, interest, easements or claims of parties in possession which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a pin survey and inspection of the premises would disclose.
4. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. 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.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Taxes, charges or assessments for the year 2022 and all subsequent years.
8. All matters set forth in Plat of McCann's South Highland Addition recorded in Book 9, Page 48.
9. Covenants, Conditions and Restrictions contained in Declaration recorded in Book 727, Page 516 and Book 1624, page 694.
10. Intentionally deleted.
11. Easement in favor of City of Oklahoma City recorded in Book 1632, page 420, shown on survey dated May 13, 2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
12. Easement in favor of City of Oklahoma City recorded in Book 3797, page 404, shown on survey dated May 13, 2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.

13. Easement in favor of City of Oklahoma City recorded in Book 4086, page 573, shown on survey dated May 13,2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
14. Easement in favor of City of Oklahoma City recorded in Book 4236, page 1669, shown on survey dated May 13,2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
15. Easement in favor of City of Oklahoma City recorded in Book 5828, page 95, shown on survey dated May 13,2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
16. Easement in favor of City of Oklahoma City recorded in Book 1364, page 275, shown on survey dated May 13,2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
17. Easement in favor of City of Oklahoma City recorded in Book 4086, page 572, shown on survey dated May 13,2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
18. Easement in favor of City of Oklahoma City recorded in Book 4236, page 1668, shown on survey dated May 13,2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
19. Memorandum of Water Gathering and Disposal Agreement recorded in Book 14177, page 1131.
20. Overhead electric lines on subject property without benefit of easement, shown on survey dated May 13, 2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

EXECUTED to be effective as of the 9<sup>th</sup> day of June, 2022.

GRANTOR:

**SOUTHWEST TOWER ASSOCIATES, LLC**, an  
Oklahoma limited liability company

By:   
Espanta Steppe, Manager

**1021 SW 45<sup>th</sup>, LLC**,  
an Oklahoma limited liability company

By: Its Manager:

**HAPPY LAND REAL ESTATE  
MANAGEMENT, LLC**,  
an Oklahoma limited liability company

By:   
Espanta Steppe, Manager

STATE OF OKLAHOMA )  
 )  
COUNTY OF OKLAHOMA ) ss:

This instrument was acknowledged before me this 9th day of June, 2022, by Espanta Steppe, as Manager of Southwest Tower Associates, LLC, formerly known as Southwest Tower Associates Limited Partnership, on behalf of said limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

[Signature]  
Notary Public

Commission Expires: 10-15-25  
(SEAL)  
Commission No. 01017277



STATE OF OKLAHOMA )  
 )  
COUNTY OF OKLAHOMA ) ss:

This instrument was acknowledged before me this 9th day of June, 2022, by Espanta Steppe, as Manager of Happy Land Real Estate Management, LLC, as Manager of 1021 SW 45<sup>th</sup>, LLC, on behalf of said limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

[Signature]  
Notary Public

Commission Expires: 10-15-25  
(SEAL)  
Commission No. 01017277



After Recording, Return To:

Central Oklahoma Indian Health Council, Inc.  
4913 West Reno Ave.  
Oklahoma City, OK 73127

Send Tax Statements to:

Central Oklahoma Indian Health Council, Inc.  
4913 West Reno Ave.  
Oklahoma City, OK 73127

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, ARVERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 27 of Plats, Page 8.

AND

All of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Eight (8), of ZEDNA ANN ADDITION, being a re-subdivision of the North Half of the West Half of Block 2, ARVERNE HEIGHTS ADDITION, the East 300 feet of the North Half of Block 6 and the West 450 feet of the South Half of Block 9 of MCCANN'S SOUTH HIGHLAND ADDITION and the East 400 feet of the North Half of Block 14, LINWOOD ADDITION, Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 29 of Plats, Page 89.

## **EXHIBIT "B"**

### **PERMITTED EXCEPTIONS**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Standard Exceptions:
  - a. Rights or claims of parties in possession.
  - b. Easements or claims of easements, visible on the property or not shown by the public records.
  - c. Encroachments, overlaps, boundary line disputes, or other matters, which would be disclosed by an accurate survey and inspection of the premises.
  - d. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
  - e. Taxes or special assessments, which are not shown as existing liens by the public records.
3. Taxes for the year 2022 the amount of which is not ascertainable or payable.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interest. There maybe leases, grants, exception or reservations of interests that are not listed.
5. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.
6. All matters set forth in Plat of Zedna Ann Addition recorded in Book 27, Page 8 and Book 29, Page 89.
7. Building lines and utility easements across subject property as shown on plat, shown on survey dated May 13, 2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.
8. Easement in favor of City of Oklahoma City recorded in Book 4078, page 811, shown on survey dated May 13, 2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.

9. Easement in favor of City of Oklahoma City recorded in Book 4078, page 812, shown on survey dated May 13, 2022 by Troy Dee, RPLS No. 1745 of Golden Land Surveying, Job No. 221347.

10. Memorandum of Water Gathering and Disposal Agreement recorded in Book 14177, page 1131.

File No.: 2201920

## INDEMNITY AND AFFIDAVITS AS TO DEBTS, LIENS, AND POSSESSION

State of Oklahoma  
County of Oklahoma

Subject Property: Property Address  
1021 SW 45th St. Oklahoma City, Oklahoma 73109  
1044 SW 44th St. Oklahoma City, Oklahoma 73109

Subdivision  
Lots 6 - 17 Block 8, Zedna Ann, Oklahoma County, Oklahoma

PIN  
074621790  
074621800

BEFORE ME, the undersigned authority, personally came and appeared:

David Thomas, Vice Chairman of Central Oklahoma  
Indian Health Council, Inc., a domestic not for profit  
corporation

Seller or Owner-Borrower\*

Contractor (if new construction)

personally known to me to be the person whose name is subscribed hereto and upon his/her oath deposes and says that no proceedings in bankruptcy or receivership have been instituted by or against Buyer/Borrower and Buyer/Borrower represents to the title company and/or Lender in this transaction that there are:

1. NO UNPAID DEBTS for lighting and plumbing fixtures, water heaters, floor furnaces, heaters, air conditioners, built-in fireplace screens, installed indoor cooling equipment, swimming pool equipment, built-in cleaning equipment, built-in kitchen equipment, satellite dish, radio or television antennae, garage door openers, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies and rods, valences, screens, shutters, awnings, mirrors, ceiling fans, attic fans, mail boxes, security and fire alarm detection equipment, water softener, electric appliances, fences, street paving, or any other personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts, and there are no security interests on such property secured by financing statement, security agreement or otherwise EXCEPT the following:

Creditor	Approximate Amount
<u>None</u>	

(If NONE, write "NONE" on blank line)

2. NO LOANS, UNPAID JUDGMENTS, OR LIENS (including Federal or State Liens or Judgment Liens) and no unpaid association or governmental taxes, charges or assessments or any kind on such property EXCEPT the following:

Creditor	Approximate Amount
<u>None</u>	

(If NONE, write "NONE" on blank line)

3. All labor and materials used in the construction of improvements on the above-described property have been paid for and there are now no unpaid labor or material claims against the improvements or the property upon which same are situated, and I hereby declare that all sums of money due for the construction of improvements have been fully paid and satisfied.

Creditor	Approximate Amount

Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118



File No.: 2201920

None

(If NONE, write "NONE" on blank line)

4. No leases, contracts to sell the land, or parties in possession other than affiant except as follows:

None

(If NONE, write "NONE" on blank line)

**INDEMNITY:** I agree to pay on demand to the lender and/or Oklahoma City Abstract & Title Co., including Old Republic National Title Insurance Company in this transaction, their successors and assigns, all amounts secured by any and all liens, claims, or rights not shown above, together with all costs, loss and attorney's fees that said parties may incur in connection with such unmentioned liens, provided said liens, claims, or rights either currently apply to such property, or a part thereof, or are subsequently established against said property and are created by me, known by me, or have an inception or attachment date prior to the closing of this transaction and recording of the mortgage.

I realize that the Lender and Oklahoma City Abstract & Title Co. in this transaction are relying on the representations contained herein in lending money thereon or lend money or issue a title policy thereon unless said representations were made. If Borrower is an entity, I have authority to sign on its behalf.

CENTRAL OKLAHOMA INDIAN HEALTH COUNCIL, INC.,  
A DOMESTIC NOT FOR PROFIT CORPORATION

David Thomas  
Vice Chairman

Gene Timberman  
Secretary



SWORN TO AND SUBSCRIBED before me this 15th day of June, 2022.

Jackie Hatton  
Notary Public Jackie Hatton

\*NOTE: This form is to be filled in and signed by the Owner-Borrower. If there is any new construction, the contractor must also join in this form or fill in and sign a separate one.

Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

MASTER DESIGN STATEMENT FOR

1044 SW 44<sup>th</sup> St.

March 2, 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 **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- |         |   |
|---------|---|
| 8300.1  | Administrative and Professional Offices   |
| 8300.12 | Automotive: Parking Garages   |
| 8300.13 | Automotive: Parking Lots, as a Principal Use  |
| 8300.24 | Business Support Services   |
| 8300.25 | Child Care Centers  |
| 8300.27 | Communications Services: Antennas [limited to what is currently in place on the existing structure] |
| 8300.29 | Communications Services: Limited  |
| 8300.32 | Convenience Sales and Personal Services   |
| 8250.2  | Community Recreation: General   |
| 8250.3  | Community Recreation: Property Owners Association   |
| 8250.4  | Community Recreation: Restricted  |
| 8250.10 | High Impact Institutional   |

8250.11	Library Services and Community Centers
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
8250.16	Murals
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.62	Research Services: Restricted

**2. Maximum Building Height:**

The existing structure and any modification thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this SPUD.

**3. Maximum Building Size:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the size of structures in this SPUD.

**4. Maximum Number of Buildings:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the number of structures in this SPUD.

**5. Building Setback Lines:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

**Front (SW 44<sup>th</sup> St.):** 0 feet

**Side (S. Douglas Ave.):** 0 feet

**Side (adjacent to neighbors):** Per base zoning district

**Rear:** Per base zoning district, unless property is used for surface parking. In the event the property is used for surface parking, the setback shall be 0 feet and there shall be a six (6) foot screening requirement.

\*No setbacks shall be required for interior lot lines within this SPUD.

**6. Sight-proof Screening:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate screening requirements in this SPUD.

**7. Landscaping:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

**8.1 Free standing accessory signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 in accordance with the base zoning district regulations.

**9. Access:**

Existing access drives shall be permitted to remain and deemed to conform to application regulations. Additional access shall be taken from one (1) drive off of SW 44<sup>th</sup> St. and one (1) drive off of S. Douglas Ave.

**10. Sidewalks**

Existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, subject to the policies and procedures of the Public Works Department.

**II. Other Development Regulations:**

**1. Architecture:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior

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

**2. Open Space:**

Not applicable.

**3. Street Improvements:**

Street improvements shall not be required.

**4. Site Lighting:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

The existing dumper shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:**

Existing parking shall be permitted to remain and deemed to conform to applicable regulations for the existing structure. In the event of a new structure, the design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be up to a 15% reduction in the number of parking facilities in addition to the reductions permitted through landscaping, bicycle parking, and motorcycle parking, as set forth in § 59-10600.5 of the Oklahoma City Municipal Code, 2020, as amended.

The proposed parking on the west side of S. Douglas Ave. may be counted towards the parking requirement for this SPUD. Parking shall not be required to be adjacent to the subject structure.

**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

All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, ARVERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 27 of Plats, Page 8.

AND

All of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Eight (8), of ZEDNA ANN ADDITION, being a re-subdivision of the North Half of the West Half of Block 2, ARVERNE HEIGHTS ADDITION, the East 300 feet of the North Half of Block 6 and the West 450 feet of the South Half of Block 9 of MCCANN'S SOUTH HIGHLAND ADDITION and the East 400 feet of the North Half of Block 14, LINWOOD ADDITION, Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 29 of Plats, Page 89.

Tract A

The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract B

The North Half (N/2) of the West 50 feet of the East 100 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract C

All of the North 150 feet of the West 95 feet of the East 250 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract D

The West 50 feet of the East 150 feet of the South Half (S/2), in Block Three (3) in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract E

The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Tract F

The West 50 feet of the East 200 Feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract G

The West 50 feet of the East 150 feet of the North Half (N/2), LESS AND EXCEPT the North 17 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and

The East 5 feet of the West 100 feet of the East 250 feet of the North Half (N/2), in Block Three (3), in McCANN'S SOUTHHIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract H

The West 50 feet of the East 100 feet of the South Half (S/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract I

The East 50 feet of the South 150 feet in Block Three (3), in McCANN's SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

NEIGHBORS  
NORTH OF SW 44  
ZONED O2

SW 44TH

INTEGRIS SW CAMPUS  
NORTH OF SW 44  
ZONED R4



OR  
-POTENTIAL FOR BUILDING ADDITIONS TO  
THE SOUTH OF EXISTING

1044 SW 44TH SPUD CONCEPTS FEB 10 2023  
**CONCEPTUAL OVERALL SITE PLAN**  
SCALE: 1" = 50'-0"



Exhibit A  
LEGAL DESCRIPTION

All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, ARVERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 27 of Plats, Page 8.

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Tract C

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and

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Tract H

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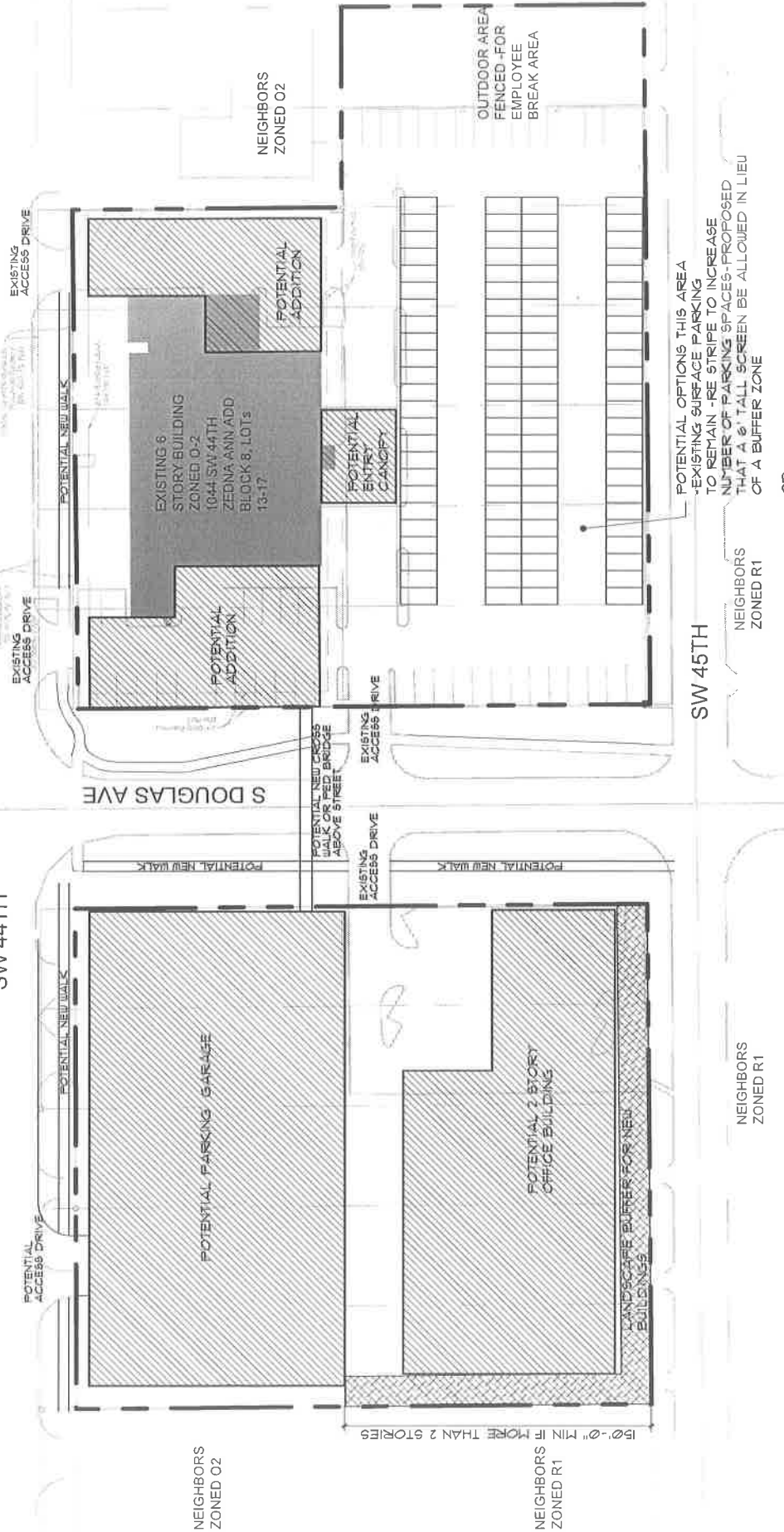
Tract I

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NEIGHBORS  
NORTH OF SW 44  
ZONED O2

INTEGRIS SW CAMPUS  
NORTH OF SW 44  
ZONED R4

SW 44TH



POTENTIAL OPTIONS THIS AREA  
-EXISTING SURFACE PARKING  
TO REMAIN -RE STRIPE TO INCREASE  
NUMBER OF PARKING SPACES-PROPOSED  
THAT A 6' TALL SCREEN BE ALLOWED IN LIEU  
OF A BUFFER ZONE

OR

-POTENTIAL FOR BUILDING ADDITIONS TO  
THE SOUTH OF EXISTING

1044 SW 44TH SPUD CONCEPTS FEB 10 2023  
**CONCEPTUAL OVERALL SITE PLAN**  
SCALE: 1" = 50'-0"





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

Omega Plaza Houses

Project Name

1500 NW 16th St., Oklahoma City, OK 73118

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

<b>Staff Use Only</b>	
Case No.: SPUD -	1515
File Date:	2MAR'23
Ward No.:	6
Nbhd. Assoc.:	CLASSEN TEN PENN NA
School District:	OKC R-1
Extg Zoning:	
Overlay:	GATEWOOD UCD

7,500 sf

ReZoning Area (Acres or Square Feet)

Maintain single family use, but increase density from one house to three houses on this parcel.

Summary Purpose Statement / Proposed Development

### REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Nathan Cao (Omega Investments, LLC)

Name

1720 N Shartel Ave., Suite C

Mailing Address

Oklahoma City, OK 73103

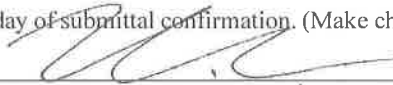
City, State, Zip Code

405-229-3303

Phone

nathanpcao@moderntouchbyomega.com

Email

  
Signature of Applicant

Klaas Reimann-Philipp

Applicant's Name (please print)

2801 N Hudson Ave.

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-365-1500

Phone

klaas@philipparchitect.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.

2023012601011195 B 15374 P 1004  
01/26/2023 02:02:04 PM Pgs: 1  
Fee: \$18.00 Doc Stamp: \$273.00  
Kerrie Hudson, Deputy County Clerk  
Oklahoma County - State of Oklahoma



## WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2208720  
American Security Title Insurance Company

### Know All Men by These Presents:

THAT, Indigo Investment Group LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Omega Investments, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

The North 150 feet of Lots One (1) and Two (2), in Block Two (2), of UNIVERSITY VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 062063705


Grantee's Mailing Address: 1720 N. Shartel Avenue, Suite C, Oklahoma City, OK 73103

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 party 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 encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 20th day of January, 2023.

INDIGO INVESTMENT GROUP LLC

  
Eliot Casiano  
Manager

2208720  
Doc Stamp: \$ 273.00  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of January, 2023, personally appeared, Eliot Casiano, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Commission Expires: \_\_\_\_\_

RETURN TO:  
Oklahoma City Abstract & Title Co.  
9211 Lake Meiner Parkway, Suite 100  
Oklahoma City, OK 73126  
Certified True Copy  
KERRIE HUDSON, DEPUTY COUNTY CLERK  
Oklahoma County, Oklahoma

1st day of March 2023



# SPUD-0000

## Exhibit A

1500 NW 16<sup>th</sup> St. Legal Description

### DATE

March 02<sup>nd</sup>, 2023

### LEGAL DESCRIPTION

The North 150 feet of Lots One (1) and Two (2), in Block Two (2), of University View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Containing 7,500 sf or .17 acres more or less



44

CASENO	NAME	ADDRESS	CITY	ZIPCODE
SPUD-1514	WBF&B, PC Attn: David Box	522 Colcord Dr.	Oklahoma City, OK	73102
SPUD-1514	Central Oklahoma American Indian Health Council, Inc.	4913 W. Reno Ave.	Oklahoma City, OK	73127
SPUD-1514	South Oklahoma City Hospital Corporation	3300 NW Expressway	Oklahoma City, OK	73112
SPUD-1514	PH Management, LLC	3105 Forest Shores Ln.	Highland Village, TX	75077
SPUD-1514	Golightly Jeff	3417 Deer Valley	Edmond, OK	73034
SPUD-1514	Cabrales Juan F. & Isabel O.	1237 SW 78th Ter.	Oklahoma City, OK	73139
SPUD-1514	Gonzalez Veronica, Gonzalez Rocha Oscar	1110 SW 43rd St.	Oklahoma City, OK	73109
SPUD-1514	Mora Victor William	2020 Franklin St., Unit 4	San Francisco, CA	94109
SPUD-1514	EF3R4, LLC	2301 E. Riverside Dr., Unit A3	Austin, TX	78741
SPUD-1514	Baade Dena Rev. Trust	6333 Avalon Ln.	Oklahoma City, OK	73118
SPUD-1514	Bagley Paul	1130 SW 43rd St.	Oklahoma City, OK	73109
SPUD-1514	Huntley Gerald D. & Karren D.	1134 SW 43rd St.	Oklahoma City, OK	73109
SPUD-1514	NG Johnny T.	10905 Wineview Dr.	Oklahoma City, OK	73170
SPUD-1514	AM Homes, LLC	1135 SW 44th St.	Oklahoma City, OK	73109
SPUD-1514	Reyes Baltazar A. & Josefina	1127 SW 44th St.	Oklahoma City, OK	73109
SPUD-1514	Avila Anibal & Lizette B.	5201 S. Western Ave., Ste. 200	Oklahoma City, OK	73109
SPUD-1514	Wood Ricky A. Family Trust	337246 E. Highway 66	Chandler, OK	74834
SPUD-1514	Ouray, LLC	7317 NW 115th St.	Oklahoma City, OK	73162
SPUD-1514	Vazquez Norma, Vazquez Diaz Salvador	2600 SE 11th St.	Moore, OK	73160
SPUD-1514	Lone Wolf Guitars, Inc.	1101 SW 44th St.	Oklahoma City, OK	73109
SPUD-1514	Aragon Properties, Inc.	9616 Castle Rd.	Oklahoma City, OK	73162
SPUD-1514	Lovett Ronald J. & Merlene M.	4502 Green Field Cir.	Norman, OK	73072
SPUD-1514	Sandoval Ramirez Clemente, Sandoval Claudia E.	1121 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	PCW Properties, LLC	PO Box 893131	Oklahoma City, OK	73189
SPUD-1514	Lopez Lino	1129 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Arredondo Francisco & Maria	4600 S. McKinley Ave.	Oklahoma City, OK	73109
SPUD-1514	Baquera Vanessa	1137 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Astorga Alicia Ortiz	1141 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Oklahoma Property Investments, LLC	3800 NE 104th St., Unit 200	Oklahoma City, OK	73131
SPUD-1514	44th Street Premium Real Estate, LLC	5501 E. 33rd St.	Edmond, OK	73013
SPUD-1514	Boggs Investment Corporation	13101 NW 132nd St.	Yukon, OK	73099
SPUD-1514	1132 SW 44th, LLC	5501 E. 33rd St.	Edmond, OK	73013
SPUD-1514	AM Group, LLC	1135 SW 44th St.	Oklahoma City, OK	73109
SPUD-1514	Salazar Jerry L. & Harriet R.	4612 S. McKinley Ave.	Oklahoma City, OK	73109
SPUD-1514	Coronado Carlos A. & Irma P.	436 SW 52nd St.	Oklahoma City, OK	73109
SPUD-1514	Sanchez Gaytan Rafael	1129 SW 46th St.	Oklahoma City, OK	73109
SPUD-1514	Large Melvin A. & Beverly J.	1125 SW 46th St.	Oklahoma City, OK	73109
SPUD-1514	Huizar Jose Manuel	316 E. Twelve Oaks Ter.	Mustang, OK	73064
SPUD-1514	Kramer Kyle D.	1117 SW 46th St.	Oklahoma City, OK	73119

SPUD-1514	Phiasirivongs Noy, Thavisackd Boun Thone	1113 SW 46th St.	Oklahoma City, OK	73109
SPUD-1514	Lopez Lopez Series III, LLC	1109 SW 46th St.	Oklahoma City, OK	73109
SPUD-1514	Salinas Maximino	PO Box 764	Mustang, OK	73064
SPUD-1514	Redditt Leasing, LLC	1573 SW 44th St.	Oklahoma City, OK	73119
SPUD-1514	Emrick Donna K.	4606 S. McKinley Ave.	Oklahoma City, OK	73109
SPUD-1514	Richardson Christian	1132 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	John Olusola & Mariam Rev. Trust	8508 Daman Pl.	Oklahoma City, OK	73159
SPUD-1514	1124 SW 45, LLC	6915 N. Classen Blvd., Ste. C	Oklahoma City, OK	73116
SPUD-1514	Graham Jerry L. & Sandra D.	1000 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Bankston Bobby L. II, Bankston Gina Irene	2140 Pinnacle Pt.	Oklahoma City, OK	73170
SPUD-1514	Ruiz Leopoldo Hernandez	1008 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	8828 NW 83rd, LLC	6915 N. Classen Blvd., Ste. A	Oklahoma City, OK	73116
SPUD-1514	Montalvo Juan	1016 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Gonzalez Maria	1020 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Rogers Mark, Rogers Vicki Lynn	905 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Fountain Joseph Glenn	13012 White Hawk Ln.	Oklahoma City, OK	73170
SPUD-1514	Wilson Kenneth D. & Thala Liv. Trust	1032 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Carrasco Maureen	3225 SW 94th St.	Oklahoma City, OK	73159
SPUD-1514	Edgemon Brent E.	1040 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Crim Edward J., Crim Ewelina	1044 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Rivera Eduardo & Roseanna	7324 SW 103rd St.	Oklahoma City, OK	73169
SPUD-1514	Westlake Rental Properties, LLC	1806 Summerhave N. Way	Edmond, OK	73013
SPUD-1514	Ramos Manuel Pena	1033 SW 46th St.	Oklahoma City, OK	73109
SPUD-1514	Hasley Aaron D., Ensign Marie	209 SW 140th Ter.	Oklahoma City, OK	73170
SPUD-1514	Covarrubias Rodrigo & Irma A.	1217 SW 126th St.	Oklahoma City, OK	73170
SPUD-1514	Matrix Real Estate, LLC	8514 S. Pennsylvania Ave.	Oklahoma City, OK	73159
SPUD-1514	Jade Rentals, LLC	6701 S. Blackwelder Ave.	Oklahoma City, OK	73159
SPUD-1514	Gonzalez Jose D. & Rosie E.	1401 Westwood Ave.	Oklahoma City, OK	73108
SPUD-1514	Arteaga Abelardo	1001 SW 46th St.	Oklahoma City, OK	73109
SPUD-1514	Southwest Medical Office, LLC	15516 Laguna Dr.	Edmond, OK	73013
SPUD-1514	Johnson Rylea, Gifford Lisa	1013 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Baez Properties, LLC	1301 NW 20th St.	Oklahoma City, OK	73106
SPUD-1514	Aguirre Jose	1100 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Martinez Carlos, Martinez Marina	1104 SW 45th St.	Oklahoma City, OK	73109
SPUD-1514	Berry Rock Homes, LLC	6915 N. Classen Blvd., Ste. C	Oklahoma City, OK	73116
SPUD-1514	Midwest Prime Estate, LLC	5030 May Ave., Unit 313	Oklahoma City, OK	73112
SPUD-1514	Moore Brett	1116 SW 45th St.	Oklahoma City, OK	73107
SPUD-1514	Luna Felipe Herrera, Montreal Ma. Dolores Lares	1120 SW 45th St.	Oklahoma City, OK	73109

**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:

FOR LEGAL DESCRIPTION SEE EXHIBIT 'A', ATTACHED

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to ( ), 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: February 23, 2023 at 7:30 AM

**First American Title Insurance Company**



By:  
Doris Griffin  
Abstractor License No. 4498  
OAB Certificate of Authority # 0049  
File No. 2798024-OK99

**EXHIBIT 'A'**

File No.: **2798024-OK99 ()**

**All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, AR VERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 27 of Plats, Page 8.**

**AND**

**All of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Eight (8), of ZEDNA ANN ADDITION, being a re-subdivision of the North Half of the West Half of Block 2, ARVERNE HEIGHTS ADDITION, the East 300 feet of the North Half of Block 6 and the West 450 feet of the South Half of Block 9 of MCCANN'S SOUTH HIGHLAND ADDITION and the East 400 feet of the North Half of Block 14, LINWOOD ADDITION, Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 29 of Plats, Page 89.**

**Tract A**

**The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract B**

**The North Half (N/2) of the West 50 feet of the East 100 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract C**

**All of the North 150 feet of the West 95 feet of the East 250 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract D**

**The West 50 feet of the East 150 feet of the South Half (S/2), in Block Three (3) in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract E**

**The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract F**

**The West 50 feet of the East 200 Feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract G**

**The West 50 feet of the East 150 feet of the North Half (N/2), LESS AND EXCEPT the North 17 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**and**

**The East 5 feet of the West 100 feet of the East 250 feet of the North Half (N/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract H**

**The West 50 feet of the East 100 feet of the South Half (S/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND**

**ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Tract I**

**The East 50 feet of the South 150 feet in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**A.P.N. 1677-07-462-1790 and 1677-07-462-1800 and 1677-07-460-1220 and 1677-07-460-1500 and 1677-07-460-1600 and 1677-07-460-1700 and 1677-07-460-1750 and 1677-07-460-2015 and 1677-07-460-2016 and 1677-07-460-2018 & -2020**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1677	R074601220	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF E250FT OF S150FT (PART OF SUBJECT PROPERTY)	1117 SW 45TH ST OKLAHOMA CITY
1677	R074602016	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 E50FT OF S150FT (PART OF SUBJECT PROPERTY)	1101 SW 45TH ST OKLAHOMA CITY
1677	R074601700	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF E100FT OF S 1/2 (PART OF SUBJECT PROPERTY)	1105 SW 45TH ST OKLAHOMA CITY
1677	R074601750	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF E150FT OF S 1/2 (PART OF SUBJECT PROPERTY)	1109 SW 45TH ST OKLAHOMA CITY
1677	R074602020	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF E200FT OF S150FT (PART OF SUBJECT PROPERTY)	1113 SW 45TH ST OKLAHOMA CITY
1677	R074601500	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF E100FT OF N 1/2 EX N17FT (PART OF SUBJECT PROPERTY)	1102 SW 44TH ST OKLAHOMA CITY
1677	R074602018	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 E50FT OF N150FT EX N17FT TO CITY (PART OF SUBJECT PROPERTY)	1100 SW 44TH ST OKLAHOMA CITY

1677	R074602015	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 N150FT OF W95FT OF E250FT EX N7FT (PART OF SUBJECT PROPERTY)	1110 SW 44TH ST OKLAHOMA CITY
1677	R074601600	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF E150FT OF N 1/2 EX N17FT PLUS E5FT OF W100FT OF E250FT OF N/2 (PART OF SUBJECT PROPERTY)	1108 SW 44TH ST OKLAHOMA CITY
1677	R074621800	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 WEST RENO AVE	OKLAHOMA CITY	OK	73127	ZEDNA ANN ADDITION	008	000	ZEDNA ANN ADDITION 008 000 ALL LOTS 7 THRU 12 & LOTS 13 & 14 EX N17FT & ALL LOTS 15 THRU 17 (PART OF SUBJECT PROPERTY)	1044 SW 44TH ST, Unit 600 OKLAHOMA CITY
1677	R074621790	CENTRAL OKLAHOMA AMERICAN INDIAN HEALTH COUNCIL INC	4913 W RENO AVE	OKLAHOMA CITY	OK	73127	ZEDNA ANN ADDITION	008	006	ZEDNA ANN ADDITION 008 006 (PART OF SUBJECT PROPERTY)	1021 SW 45TH ST OKLAHOMA CITY
1666	R109981000	SOUTH OKLAHOMA CITY HOSPITAL CORPORATION	3300 NORTHWEST EXPRESSWAY	OKLAHOMA CITY	OK	73112- 4418	REDING REGIONAL COMM CENTER	000	000	REDING REGIONAL COMM CENTER 000 000 BEING PT BLK 3 GOLDMAN REDING ADDN & PT LOTS 1 2 & 3 IN REDING REGIONAL COMMUNITY CENTER ADDN DESCRIBED AS: BEG 440FT W& 50FT N OF SE/C SE4 SEC 17 11N 3W TH W795.22FT NW35.33FT N568.90FT E820.22FT S595.09FT TO BEG CONT 11.1869ACRS MORE OR LESS	4401 S WESTERN AVE OKLAHOMA CITY
1666	R109971825	PH MANAGEMENT LLC	3105 FOREST SHORES LN	HIGHLAND VILLAGE	TX	75077	REDINGS RANCHO VILLAGE # 3	005	000	REDINGS RANCHO VILLAGE # 3 005 000 LOTS 11 & 12	1141 SW 44TH ST OKLAHOMA CITY

EFFECTIVE DATE: FEBRUARY 23, 2023 AT 7:30 A.M.  
DATE PREPARED: FEBRUARY 28, 2023

OWNERSHIP REPORT  
FILE NUMBER 2798024-OK99

1666	R109971715	GOLIGHTLY JEFF	3417 DEER VALLEY	EDMOND	OK	73034	REDINGS RANCHO VILLAGE # 3	005	001	REDINGS RANCHO VILLAGE # 3 005 001	1100 SW 43RD ST OKLAHOMA CITY
1666	R109971725	CABRALES JUAN F & ISABEL O GONZALEZ	1237 SW 78TH TER	OKLAHOMA CITY	OK	73139	REDINGS RANCHO VILLAGE # 3	005	002	REDINGS RANCHO VILLAGE # 3 005 002	1106 SW 43RD ST OKLAHOMA CITY
1666	R109971735	GONZALEZ ROCHA OSCAR	1110 SW 43RD ST	OKLAHOMA CITY	OK	73109	REDINGS RANCHO VILLAGE # 3	005	003	REDINGS RANCHO VILLAGE # 3 005 003	1110 SW 43RD ST OKLAHOMA CITY
1666	R109971745	MORA VICTOR WILLIAM	2020 FRANKLIN ST, Unit 4	SAN FRANCISCO	CA	94109	REDINGS RANCHO VILLAGE # 3	005	004	REDINGS RANCHO VILLAGE # 3 005 004	1116 SW 43RD ST OKLAHOMA CITY
1666	R109971755	EF3R4 LLC	2301 E RIVERSIDE DR, Unit A3	AUSTIN	TX	78741	REDINGS RANCHO VILLAGE # 3	005	005	REDINGS RANCHO VILLAGE # 3 005 005	1120 SW 43RD ST OKLAHOMA CITY
1666	R109971765	BAADE DENA TRS, BAADE DENA REV TRUST	6333 AVALON LN	OKLAHOMA CITY	OK	73118-1003	REDINGS RANCHO VILLAGE # 3	005	006	REDINGS RANCHO VILLAGE # 3 005 006	1126 SW 43RD ST OKLAHOMA CITY
1666	R109971775	BAGLEY PAUL	1130 SW 43RD ST	OKLAHOMA CITY	OK	73109	REDINGS RANCHO VILLAGE # 3	005	007	REDINGS RANCHO VILLAGE # 3 005 007	1130 SW 43RD ST OKLAHOMA CITY
1666	R109971785	HUNTLEY GERALD D & KARREN D	1134 SW 43RD ST	OKLAHOMA CITY	OK	73109-3102	REDINGS RANCHO VILLAGE # 3	005	008	REDINGS RANCHO VILLAGE # 3 005 008	1134 SW 43RD ST OKLAHOMA CITY
1666	R109971795	NG JOHNNY T	10905 WINEVIEW DR	OKLAHOMA CITY	OK	73170-2511	REDINGS RANCHO VILLAGE # 3	005	009	REDINGS RANCHO VILLAGE # 3 005 009	1140 SW 43RD ST OKLAHOMA CITY



EFFECTIVE DATE: FEBRUARY 23, 2023 AT 7:30 A.M.  
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OWNERSHIP REPORT  
FILE NUMBER 2798024-OK99

1666	R109971835	AM HOMES LLC	1135 SW 44TH ST	OKLAHOMA CITY	OK	73109-3601	REDINGS RANCHO VILLAGE # 3	005	013	REDINGS RANCHO VILLAGE # 3 005 013	1135 SW 44TH ST OKLAHOMA CITY
1666	R109971845	AM HOMES LLC	1135 SW 44TH ST	OKLAHOMA CITY	OK	73109-3601	REDINGS RANCHO VILLAGE # 3	005	014	REDINGS RANCHO VILLAGE # 3 005 014	1131 SW 44TH ST OKLAHOMA CITY
1666	R109971855	REYES BALTAZAR A & JOSEFINA	1127 SW 44TH ST	OKLAHOMA CITY	OK	73109-3601	REDINGS RANCHO VILLAGE # 3	005	015	REDINGS RANCHO VILLAGE # 3 005 015	1127 SW 44TH ST OKLAHOMA CITY
1666	R109971865	AVILA ANIBAL & LIZETTE B	5201 S WESTERN AVE STE 200	OKLAHOMA CITY	OK	73109-4521	REDINGS RANCHO VILLAGE # 3	005	016	REDINGS RANCHO VILLAGE # 3 005 016	1121 SW 44TH ST OKLAHOMA CITY
1666	R109971875	WOOD RICKY A TRS, WOOD RICKY A FAMILY TRUST	337246 E HIGHWAY 66	CHANDLER	OK	74834-6662	REDINGS RANCHO VILLAGE # 3	005	017	REDINGS RANCHO VILLAGE # 3 005 017	1117 SW 44TH ST OKLAHOMA CITY
1666	R109971885	OURAY LLC	7317 NW 115TH ST	OKLAHOMA CITY	OK	73162	REDINGS RANCHO VILLAGE # 3	005	018	REDINGS RANCHO VILLAGE # 3 005 018	1111 SW 44TH ST OKLAHOMA CITY
1666	R109971895	VAZQUEZ NORMA, VAZQUEZ DIAZ SALVADOR	2600 SE 11TH ST	MOORE	OK	73160	REDINGS RANCHO VILLAGE # 3	005	019	REDINGS RANCHO VILLAGE # 3 005 019	1107 SW 44TH ST OKLAHOMA CITY
1666	R109971905	LONE WOLF GUITARS INC	1101 SW 44TH ST	OKLAHOMA CITY	OK	73109-3601	REDINGS RANCHO VILLAGE # 3	005	020	REDINGS RANCHO VILLAGE # 3 005 020	1101 SW 44TH ST OKLAHOMA CITY
1677	R074661515	ARAGON PROPERTIES INC	9616 CASTLE RD	OKLAHOMA CITY	OK	73162-7216	ARVERNE HEIGHTS ADD	002	000	ARVERNE HEIGHTS ADD 002 000 PT LOTS 1 THRU 4 BEG 50.26FT W & 5.13FT N OF SE/C LT 1 TH W19.06FT N36.90FT E19.06FT S36.90FT TO BEG	1000 SW 44TH ST, Unit 200 OKLAHOMA CITY

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1677	R074661505	ARAGON PROPERTIES INC	9616 CASTLE RD	OKLAHOMA CITY	OK	73162-7216	ARVERNE HEIGHTS ADD		002	000	ARVERNE HEIGHTS ADD 002 000 PT LOTS 1 THRU 4 BEG 5.24FT N & 19.77FT W OF SE/C LT 1 TH W30.49FT N36.90FT W.35FT N13.10FT E30.84FT S50FT TO BEG	1000 SW 44TH ST, Unit 100 OKLAHOMA CITY
1677	R074661510	ARAGON PROPERTIES INC	9616 CASTLE RD	OKLAHOMA CITY	OK	73162-7216	ARVERNE HEIGHTS ADD		002	000	ARVERNE HEIGHTS ADD 002 000 PT LOTS 1 THRU 4 BEG 69.32FT W & 5.06FT N OF SE/C LT 1 TH W25.49FT N70FT E25.84FT S33.10FT W.35FT S36.90FT TO BEG	1000 SW 44TH ST, Unit 300 OKLAHOMA CITY
1677	R074664710	ARAGON PROPERTIES INC	9616 CASTLE RD	OKLAHOMA CITY	OK	73162-7216	ARVERNE HEIGHTS ADD		002	000	ARVERNE HEIGHTS ADD 002 000 LOTS 11 & 12 EX N7FT IN ARVERNE HEIGHTS ADD PLUS LOT 18 BLK 8 EX N17FT IN ZEDNA ANN ADDN	1024 SW 44TH ST, Unit 700 OKLAHOMA CITY
1677	R074664700	ARAGON PROPERTIES INC	9616 CASTLE RD	OKLAHOMA CITY	OK	73162-7216	ARVERNE HEIGHTS ADD		002	000	ARVERNE HEIGHTS ADD 002 000 LOTS 7 THRU 10 EX N7FT	1016 SW 44TH ST OKLAHOMA CITY
1677	R074664500	LOVETT RONALD J & MARLENE M	4502 GREEN FIELD CIR	NORMAN	OK	73072-3131	ARVERNE HEIGHTS ADD		002	000	ARVERNE HEIGHTS ADD 002 000 LOTS 5 & 6 EX N7FT	1008 SW 44TH ST OKLAHOMA CITY
1677	R074661500	ARAGON PROPERTIES INC	9616 CASTLE RD	OKLAHOMA CITY	OK	73162-7216	ARVERNE HEIGHTS ADD		002	000	ARVERNE HEIGHTS ADD 002 000 LOTS 1 THRU 4 EX N7FT & EX BEG 5.24FT N & 19.77FT W OF SE/CLT 1 TH W30.49FT N36.90FT W.35FT N13.10FT E30.84FT S50FT TO BEG & EX BEG 69.32FT W & 5.06FT N OF SE/C LT 1 TH W25.	0 UNKNOWN OKLAHOMA CITY
1677	R074601215	SANDOVAL RAMIREZ CLEMENTE, SANDOVAL CLAUDIA E	1121 SW 45TH ST	OKLAHOMA CITY	OK	73109	MCCANN SOUTH HIGHLAND		003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF E300FT OF S150FT	1121 SW 45TH ST OKLAHOMA CITY

1677	R074601205	PCW PROPERTIES LLC	PO BOX 893131	OKLAHOMA CITY	OK	73189-3131	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF S150FT OF E100FT OF W350FT	1125 SW 45TH ST OKLAHOMA CITY
1677	R074601800	LOPEZ LINO	1129 SW 45TH ST	OKLAHOMA CITY	OK	73109-3705	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 E50FT OF W250FT OF S150FT	1129 SW 45TH ST OKLAHOMA CITY
1677	R074601850	ARREDONDO FRANCISCO & MARIA	4600 S MCKINLEY AVE	OKLAHOMA CITY	OK	73109-3732	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 S150FT OF W50FT OF E100FT OF W250FT	1133 SW 45TH ST OKLAHOMA CITY
1677	R074602010	BAQUERA VANESSA	1137 SW 45TH ST	OKLAHOMA CITY	OK	73109-3705	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 E50FT OF W150FT OF S150FT	1137 SW 45TH ST OKLAHOMA CITY
1677	R074602005	ASTORGA ALICIA ORTIZ	1141 SW 45TH ST	OKLAHOMA CITY	OK	73109-3705	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 E50FT OF W100FT OF S150FT	1141 SW 45TH ST OKLAHOMA CITY
1677	R074602011	OKLAHOMA PROPERTY INVESTMENTS LLC	3800 NE 104TH ST, Unit 200	OKLAHOMA CITY	OK	73131	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W50FT OF S150FT	4512 S MCKINLEY AVE OKLAHOMA CITY
1677	R074602013	44TH STREET PREMIUM REAL ESTATE LLC	5501 E 33RD ST	EDMOND	OK	73013-8611	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 W75FT OF N150FT EX N17FT	1144 SW 44TH ST OKLAHOMA CITY
1677	R074602014	BOGGS INVESTMENT CORPORATION	13101 NW 132ND ST	YUKON	OK	73099	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 E75FT OF W150FT OF N150FT EX N7FT	1140 SW 44TH ST OKLAHOMA CITY
1677	R074602000	1132 SW 44TH LLC	5501 E 33RD ST	EDMOND	OK	73013-8611	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 N150FT OF E100FT OF W250FT EX S7FT	1132 SW 44TH ST OKLAHOMA CITY

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1677	R074601203	AM GROUP LLC	1135 SW 44TH ST	OKLAHOMA CITY	OK	73109	MCCANN SOUTH HIGHLAND	003	000	MCCANN SOUTH HIGHLAND 003 000 E100FT OF W350FT OF N 1/2 EX N7FT	1120 SW 44TH ST OKLAHOMA CITY
1677	R074603600	SALAZAR JERRY L & HARRIET R	4612 S MCKINLEY AVE	OKLAHOMA CITY	OK	73109-3732	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 N80FT OF W150FT OF S 1/2	4612 S MCKINLEY AVE OKLAHOMA CITY
1677	R074603700	CORONADO CARLOS A & IRMA P	436 SW 52ND ST	OKLAHOMA CITY	OK	73109-7902	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 W50FT OF E150FT OF S 1/2 OF W 1/2	1133 SW 46TH ST OKLAHOMA CITY
1677	R074603702	SANCHEZ GAYTAN RAFAEL	1129 SW 46TH ST	OKLAHOMA CITY	OK	73109-3709	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 W50FT OF E100FT OF S 1/2 OF W 1/2	1129 SW 46TH ST OKLAHOMA CITY
1677	R074603705	LARGE MELVIN A & BEVERLY J	1125 SW 46TH ST	OKLAHOMA CITY	OK	73109-3709	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 E50FT OF S 1/2 OF W 1/2	1125 SW 46TH ST OKLAHOMA CITY
1677	R074603240	HUIZAR JOSE MANUEL	316 E TWELVE OAKS TER	MUSTANG	OK	73064-4912	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 W50FT OF E 1/2 OF S 1/2	1121 SW 46TH ST OKLAHOMA CITY
1677	R074603230	KRAMER KYLE D	1117 SW 46TH ST	OKLAHOMA CITY	OK	73119	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 E50FT OF W100FT OF E 1/2 OF S 1/2	1117 SW 46TH ST OKLAHOMA CITY
1677	R074603220	PHIASIRIVONGS NOY, THAVISACKD BOUN THONE	1113 SW 46TH ST	OKLAHOMA CITY	OK	73109	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 E50FT OF W150FT OF E 1/2 OF S 1/2	1113 SW 46TH ST OKLAHOMA CITY
1677	R074603210	LOPEZ LOPEZ SERIES III LLC	1109 SW 46TH ST	OKLAHOMA CITY	OK	73109-3709	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 E50FT OF W200FT OF E 1/2 OF S 1/2	1109 SW 46TH ST OKLAHOMA CITY

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1677	R074603205	SALINAS MAXIMINO	PO BOX 764	MUSTANG	OK	73064- 0764	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 W46FT OF E100FT OF S 1/2	1105 SW 46TH ST OKLAHOMA CITY
1677	R074603200	REDDIRT LEASING LLC	1573 SW 44TH ST	OKLAHOMA CITY	OK	73119	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 E54FT OF S 1/2	1101 SW 46TH ST OKLAHOMA CITY
1677	R074603300	EMRICK DONNA K	4606 S MCKINLEY AVE	OKLAHOMA CITY	OK	73109- 3732	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 S80FT OF W150FT OF N 1/2	4606 S MCKINLEY AVE OKLAHOMA CITY
1677	R074603400	ARREDONDO FRANCISCO & MARIA	4600 S MCKINLEY AVE	OKLAHOMA CITY	OK	73109- 3732	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 N70FT OF W150FT	4600 S MCKINLEY AVE OKLAHOMA CITY
1677	R074603415	RICHARDSON CHRISTIAN	1132 SW 45TH ST	OKLAHOMA CITY	OK	73109	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 W50FT OF E150FT OF W 1/2 OF N 1/2	1132 SW 45TH ST OKLAHOMA CITY
1677	R074603425	JOHN OLUSOLA S & MARIAM B CO TRS, JOHN OLUSOLA & MARIAM REV TRUST	8508 DAMAN PL	OKLAHOMA CITY	OK	73159	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 W50FT OF E100FT OF W 1/2 OF N 1/2	1128 SW 45TH ST OKLAHOMA CITY
1677	R074603305	1124 SW 45 LLC	6915 N CLASSEN BLVD STE C	OKLAHOMA CITY	OK	73116- 7209	MCCANN SOUTH HIGHLAND	006	000	MCCANN SOUTH HIGHLAND 006 000 E50FT OF W 1/2 OF N 1/2	1124 SW 45TH ST OKLAHOMA CITY
1677	R074621500	GRAHAM JERRY L & SANDRA D	1000 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3812	ZEDNA ANN ADDITION	007	001	ZEDNA ANN ADDITION 007 001	1000 SW 45TH ST OKLAHOMA CITY

1677	R074621510	BANKSTON BOBBY L II, BANKSTON GINA IRENE	2140 PINNACLE PT	OKLAHOMA CITY	OK	73170- 3417	ZEDNA ANN ADDITION	007	002	ZEDNA ANN ADDITION 007 002	1004 SW 45TH ST OKLAHOMA CITY
1677	R074621520	RUIZ LEOPOLDO HERNANDEZ	1008 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3812	ZEDNA ANN ADDITION	007	003	ZEDNA ANN ADDITION 007 003	1008 SW 45TH ST OKLAHOMA CITY
1677	R074621530	8828 NW 83RD LLC	6915 N CLASSEN BLVD, Unit A	OKLAHOMA CITY	OK	73116	ZEDNA ANN ADDITION	007	004	ZEDNA ANN ADDITION 007 004	1012 SW 45TH ST OKLAHOMA CITY
1677	R074621540	MONTALVO JUAN	1016 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3812	ZEDNA ANN ADDITION	007	005	ZEDNA ANN ADDITION 007 005	1016 SW 45TH ST OKLAHOMA CITY
1677	R074621550	GONZALEZ MARIA	1020 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3812	ZEDNA ANN ADDITION	007	006	ZEDNA ANN ADDITION 007 006	1020 SW 45TH ST OKLAHOMA CITY
1677	R074621560	ROGERS MARK, ROGERS VICKI LYNN	905 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3809	ZEDNA ANN ADDITION	007	007	ZEDNA ANN ADDITION 007 007	1024 SW 45TH ST OKLAHOMA CITY
1677	R074621570	FOUNTAIN JOSEPH GLENN	13012 WHITE HAWK LN	OKLAHOMA CITY	OK	73170- 5418	ZEDNA ANN ADDITION	007	008	ZEDNA ANN ADDITION 007 008	1028 SW 45TH ST OKLAHOMA CITY
1677	R074621580	WILSON KENNETH D & THALA TRS, WILSON KENNETH D & THALA LIV TRUST	1032 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3812	ZEDNA ANN ADDITION	007	009	ZEDNA ANN ADDITION 007 009	1032 SW 45TH ST OKLAHOMA CITY
1677	R074621590	CARRASCO MAUREEN	3225 SW 94TH ST	OKLAHOMA CITY	OK	73159- 6508	ZEDNA ANN ADDITION	007	010	ZEDNA ANN ADDITION 007 010	1036 SW 45TH ST OKLAHOMA CITY

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1677	R074621600	EDGEMON BRENT E	1040 SW 45TH ST	OKLAHOMA CITY	OK	73109-3812	ZEDNA ANN ADDITION	007	011	ZEDNA ANN ADDITION 007 011	1040 SW 45TH ST OKLAHOMA CITY
1677	R074621610	CRIM EDWARD J, CRIM EWELINA	1044 SW 45TH ST	OKLAHOMA CITY	OK	73109-3812	ZEDNA ANN ADDITION	007	012	ZEDNA ANN ADDITION 007 012	1044 SW 45TH ST OKLAHOMA CITY
1677	R074621620	RIVERA EDUARDO & ROSEANNA	7324 SW 103RD ST	OKLAHOMA CITY	OK	73169	ZEDNA ANN ADDITION	007	013	ZEDNA ANN ADDITION 007 013	1045 SW 46TH ST OKLAHOMA CITY
1677	R074621630	PCW PROPERTIES LLC	PO BOX 893131	OKLAHOMA CITY	OK	73189-3131	ZEDNA ANN ADDITION	007	014	ZEDNA ANN ADDITION 007 014	1041 SW 46TH ST OKLAHOMA CITY
1677	R074621640	WESTLAKE RENTAL PROPERTIES LLC	1806 SUMMERHAVE N WAY	EDMOND	OK	73013-6109	ZEDNA ANN ADDITION	007	015	ZEDNA ANN ADDITION 007 015	1037 SW 46TH ST OKLAHOMA CITY
1677	R074621650	RAMOS MANUEL PENA	1033 SW 46TH ST	OKLAHOMA CITY	OK	73109-3815	ZEDNA ANN ADDITION	007	016	ZEDNA ANN ADDITION 007 016	1033 SW 46TH ST OKLAHOMA CITY
1677	R074621660	HASLEY AARON D, ENSIGN MARIE	209 SW 140TH TER	OKLAHOMA CITY	OK	73170-6852	ZEDNA ANN ADDITION	007	017	ZEDNA ANN ADDITION 007 017	1029 SW 46TH ST OKLAHOMA CITY
1677	R074621670	COVARRUBIAS RODRIGO & IRMA A	1217 SW 126TH ST	OKLAHOMA CITY	OK	73170-6945	ZEDNA ANN ADDITION	007	018	ZEDNA ANN ADDITION 007 018	1025 SW 46TH ST OKLAHOMA CITY
1677	R074621680	COVARRUBIAS RODRIGO & IRMA	1217 SW 126TH ST	OKLAHOMA CITY	OK	73170	ZEDNA ANN ADDITION	007	019	ZEDNA ANN ADDITION 007 019	1021 SW 46TH ST OKLAHOMA CITY

1677	R074621690	MATRIX REAL ESTATE LLC	8514 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73159	ZEDNA ANN ADDITION	007	020	ZEDNA ANN ADDITION 007 020	1017 SW 46TH ST OKLAHOMA CITY
1677	R074621700	REDDIRT LEASING LLC	1573 SW 44TH ST	OKLAHOMA CITY	OK	73119	ZEDNA ANN ADDITION	007	021	ZEDNA ANN ADDITION 007 021	1013 SW 46TH ST OKLAHOMA CITY
1677	R074621710	JADE RENTALS LLC	6701 S BLACKWELDER AVE	OKLAHOMA CITY	OK	73159-2022	ZEDNA ANN ADDITION	007	022	ZEDNA ANN ADDITION 007 022	1009 SW 46TH ST OKLAHOMA CITY
1677	R074621720	GONZALES JOSE D & ROSIE E	1401 WESTWOOD AVE	OKLAHOMA CITY	OK	73108-6855	ZEDNA ANN ADDITION	007	023	ZEDNA ANN ADDITION 007 023	1005 SW 46TH ST OKLAHOMA CITY
1677	R074621730	ARTEAGA ABELARDO	1001 SW 46TH ST	OKLAHOMA CITY	OK	73109-3815	ZEDNA ANN ADDITION	007	024	ZEDNA ANN ADDITION 007 024	1001 SW 46TH ST OKLAHOMA CITY
1677	R074621740	SOUTHWEST MEDICAL OFFICE LLC	15516 LAGUNA DR	EDMOND	OK	73013-8925	ZEDNA ANN ADDITION	008	000	ZEDNA ANN ADDITION 008 000 LOTS 1 THRU 3	4525 S KLEIN AVE, Unit 900 OKLAHOMA CITY
1677	R074621770	JOHNSON RYLEA, GIFFORD LISA	1013 SW 45TH ST	OKLAHOMA CITY	OK	73109	ZEDNA ANN ADDITION	008	004	ZEDNA ANN ADDITION 008 004	1013 SW 45TH ST OKLAHOMA CITY
1677	R074621780	BAEZ PROPERTIES LLC	1301 NW 20TH ST	OKLAHOMA CITY	OK	73106-4005	ZEDNA ANN ADDITION	008	005	ZEDNA ANN ADDITION 008 005	1017 SW 45TH ST OKLAHOMA CITY
1677	R074622000	AGUIRRE JOSE	1100 SW 45TH ST	OKLAHOMA CITY	OK	73109-3706	ZEDNA ANN ADDITION	009	001	ZEDNA ANN ADDITION 009 001	1100 SW 45TH ST OKLAHOMA CITY



1677	R074622010	MARTINEZ CARLOS, MARTINEZ MARINA	1104 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3706	ZEDNA ANN ADDITION	009	002	ZEDNA ANN ADDITION 009 002	1104 SW 45TH ST OKLAHOMA CITY
1677	R074622020	BERRY ROCK HOMES LLC	6915 N CLASSEN BLVD STE C	OKLAHOMA CITY	OK	73116- 7209	ZEDNA ANN ADDITION	009	003	ZEDNA ANN ADDITION 009 003	1108 SW 45TH ST OKLAHOMA CITY
1677	R074622030	MIDWEST PRIME ESTATES LLC	5030 MAY AVE, Unit 313	OKLAHOMA CITY	OK	73112	ZEDNA ANN ADDITION	009	004	ZEDNA ANN ADDITION 009 004	1112 SW 45TH ST OKLAHOMA CITY
1677	R074622040	MOORE BRETT LUNA FELIPE HERRERA, MONREAL MA	1116 SW 45TH ST	OKLAHOMA CITY	OK	73107	ZEDNA ANN ADDITION	009	005	ZEDNA ANN ADDITION 009 005	1116 SW 45TH ST OKLAHOMA CITY
1677	R074622050	DOLORES LARES	1120 SW 45TH ST	OKLAHOMA CITY	OK	73109- 3706	ZEDNA ANN ADDITION	009	006	ZEDNA ANN ADDITION 009 006	1120 SW 45TH ST OKLAHOMA CITY