



After recordation, return to:

Center for Economic Development Law
301 N. Harvey, Suite 200
Oklahoma City, OK 73102
Attn: Lisa M. Harden

Reserved For Recording Information

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made effective as of the 11th day of July, 2024 (the "Effective Date") by and between Oklahoma County Diversion Hub, Inc., an Oklahoma not for profit corporation ("Diversion Hub"), with a notice address of 220 N.W. 10th Street, Oklahoma City, OK 73103, and The City of Oklahoma City, a municipal corporation ("City"), with a notice address of 200 N. Walker, 3rd Floor, Oklahoma City, Oklahoma 73102.

WHEREAS, the City and Diversion Hub have executed a Real Estate Donation Agreement dated July 16, 2024 (the "Agreement"), pursuant to which Diversion Hub conveyed title to that certain real property located in the Oklahoma City, Oklahoma County, Oklahoma, more particularly described on Exhibit A attached hereto (the "Property"); and

WHEREAS, unless otherwise defined herein, terms used herein with their initial letter capitalized shall have the meaning ascribed to them in the Agreement; and

WHEREAS, the City and Diversion Hub desire to execute this Memorandum of Agreement for recording to give notice of certain rights under the Agreement.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Diversion Hub's Purchase Option.** The City has granted Diversion Hub an option and right to purchase the Property, which is triggered only by certain specific occurrences as more particularly described in Section 2(g) and Section 2(h) of the Agreement. The City and Diversion Hub may also agree to Diversion Hub's acquisition of the Property on the terms set forth in Section 2(i) of the Agreement.

2. **Use.** The Property is subject to specific use restrictions as more particularly described in Section 2(j) of the Agreement.

3. **City's Purchase Option.** Diversion Hub has granted the City an option and right to purchase the East Parking Lot Property and the West Parking Lot Property, which is more particularly described on Exhibit B attached hereto, on the terms and conditions set forth in Section 2(k) of the Agreement.


4. **Incorporation of Terms; Conflicting Terms.** All of the terms, covenants and conditions of the Agreement are incorporated herein and made a part hereof. This Memorandum

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is not a complete summary of the Agreement. In the event of conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall prevail.

IN WITNESS WHEREOF, Oklahoma County Diversion Hub, Inc. has executed this Memorandum of Agreement as of the Effective Date.

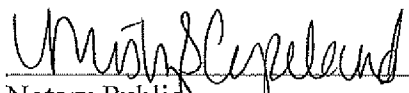
OKLAHOMA COUNTY DIVERSION HUB, INC.,
an Oklahoma not for profit corporation

By: 
Sue Ann Arnall, Board Chair and President

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

This document was acknowledged before me on the 16 day of July, 2024 by Sue Ann Arnall, Board Chair and President of Oklahoma County Diversion Hub, Inc., an Oklahoma not for profit corporation.


Notary Public

My Commission Expires: 12-04-2025
My Commission Number: 17011063

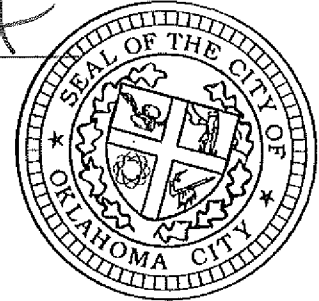


IN WITNESS WHEREOF, the City has executed this Memorandum of Agreement as of the Effective Date.

THE CITY OF OKLAHOMA CITY,
a municipal corporation

Amy K. Simpson
City Clerk

By: David Holt
Mayor



ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

This document was acknowledged before me on the 13th day of August 2024 by David Holt, the Mayor of The City of Oklahoma City, a municipal corporation.

Sharon D. Jones
Notary Public

My Commission Expires: 1/10/27
My Commission Number: 23000492

(SEAL)

Reviewed for form and legality.

Karen E. McRae
Assistant Municipal Counselor



EXHIBIT A

Legal Description of the Property

(ATTACHED)

LEGAL DESCRIPTION

Diversion Hub
Tract 1

May 14, 2024

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Block Sixteen (16) as shown on the recorded plat NEAS ADDITION, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of Lot 18 of said Block 16;

THENCE North 89°25'22" East, along and with the South line of said Block 16, a distance of 122.11 feet;

THENCE North 00°00'00" East, departing said South line, a distance of 45.38 feet to the POINT OF BEGINNING;

THENCE North 00°00'00" East, a distance of 215.85 feet to a point on the North line of said Block 16;

THENCE North 89°25'22" East, along and with the North line of said Block 16, a distance of 189.54 feet;

THENCE South 00°00'00" East, departing said North line, a distance of 215.85 feet;

THENCE South 89°25'22" West, a distance of 189.54 feet to the POINT OF BEGINNING.

Containing 40,911 square feet or 0.9392 acres, more or less.

Basis of Bearing: The North line of said Block 16 having a bearing of North 89°25'22" East.

EXHIBIT B

Legal Description of East Parking Lot Property and West Parking Lot Property

(ATTACHED)

LEGAL DESCRIPTION

Diversion Hub
East Parking

June 14, 2024

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Block Sixteen (16) as shown on the recorded plat NEAS ADDITION, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of Lot 18 of said Block 16;

THENCE North $89^{\circ}25'22''$ East, along and with the South line of said Block 16, a distance of 311.65 feet to the POINT OF BEGINNING;

THENCE North $00^{\circ}00'00''$ East, departing said South line, a distance of 261.23 feet to a point on the North line of said Block 16;

THENCE North $89^{\circ}25'22''$ East, along and with the North line of said Block 16, a distance of 106.89 feet;

THENCE along and with the East line of said Block 16 on a non-tangent curve to the right having a radius of 15.00 feet, a chord bearing of South $45^{\circ}13'46''$ East, a chord length of 21.08 feet and an arc length of 23.38 feet;

THENCE South $00^{\circ}07'06''$ West, continuing along and with the East line of said Block 16, a distance of 246.23 feet to the Southeast (SE) Corner of said Block 16;

THENCE South $89^{\circ}25'22''$ West, along and with the South line of said Block 16, a distance of 121.35 feet to the POINT OF BEGINNING.

Containing 31,719 square feet or 0.7282 acres, more or less.

Basis of Bearing: The North line of said Block 16 having a bearing of North $89^{\circ}25'22''$ East.

LEGAL DESCRIPTION

Diversion Hub
West Parking

June 14, 2024

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Block Sixteen (16) as shown on the recorded plat NEAS ADDITION, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of Lot 18 of said Block 16;

THENCE North $00^{\circ}07'06''$ East, along and with the West line of said Block 16, a distance of 246.24 feet;

THENCE continuing along and with the West line of said Block 16 on a non-tangent curve to the right having a radius of 15.00 feet, a chord bearing of North $44^{\circ}46'14''$ East, a chord length of 21.34 feet and an arc length of 23.74 feet;

THENCE North $89^{\circ}25'22''$ East, along and with the North line of said Block 16, a distance of 106.57 feet

THENCE South $00^{\circ}00'00''$ East, departing said North line, a distance of 261.23 feet to a point on the South line of said Block 17;

THENCE South $89^{\circ}25'22''$ West, along and with the South line of said Block 16, a distance of 122.11 feet to the POINT OF BEGINNING;

Containing 31,780 square feet or 0.7296 acres, more or less.

Basis of Bearing: The North line of said Block 16 having a bearing of North $89^{\circ}25'22''$ East.