



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

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
4511 S. Madera Blvd.

Project Name

4511 S. Madera Blvd.

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

Senior Independent Living Facility

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1566

File Date: 14SEP'23

Ward No.: 4

Nbhd. Assoc.: PASADENA HTS SECURITY ASSOC.

School District: OKC

Extg Zoning: O-2/C-3

Overlay: ---

2.044 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer 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.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

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

on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com

Email

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

Return to: Rainbow Hil Apartments, 3317 S.E. 18th St., Okla. City 73115 at: Guy

"MAINLY LEGAL BLANKS"

FORM NO. 292-AP

Mainly Office Supply Co. - Printers - Okla. City

(ORDER BY NUMBER)

WARRANTY DEED

Corporation Form

91045

This Space Reserved for Filing Stamp

BOOK 4812 PAGE 1174

STATE OF OKLAHOMA
JERRY DEWOODY
OKLAHOMA COUNTY CLERK
RECORDED OR FILED
SEP 30 1 47 PM '81

Know All Men by These Presents:
United Cerebral Palsy of Greater
Oklahoma City, Inc.

a corporation duly organized and existing under and by virtue of
the laws of the State of Oklahoma, whose
principal place of business is in Oklahoma

County, State of Oklahoma party of the first part, in consideration of the
sum of Ten and no/100 DOLLARS (\$ 10.00)
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant,
Bargain, Sell and Convey unto Rainbow Hil Apartments Incorporated, a corporation
of Oklahoma County, State of Oklahoma, part V
of the second part, the following described real property and premises situate in Oklahoma
County, State of Oklahoma, to-wit:

All of Lots One (1) through Six (6), in Block Two (2), in LUMBERMEN'S
NO. 3 ADDITION, an Addition to Oklahoma City, Oklahoma, according
to the recorded plat thereof, subject to rights-of-way, easements
and restrictive covenants of record, LESS and EXCEPT oil, gas or
mineral rights previously reserved or conveyed of record.

OKLAHOMA Documentary
Tax Commission
SEP 30 '81
F.B. 11437
JERRY DEWOODY
County Clerk

together with all the improvements thereon and 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 successors
and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments,
mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name
President, its corporate seal affixed, and attested by its Secretary at Oklahoma City

30th day of September, 1981
United Cerebral Palsy of Greater
Oklahoma City, Inc., a corporation

Joann Koeneke President

Attest: [Signature] Secretary

STATE OF OKLAHOMA
COUNTY OF Oklahoma SS:

CORPORATION ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State on this 30th day of
September, 1981, personally appeared Joann Koeneke
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 she executed the same as his free and voluntary act and
deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

My commission expires February 27, 1983
Carla Curtis Notary Public

5100

100-30-30-81

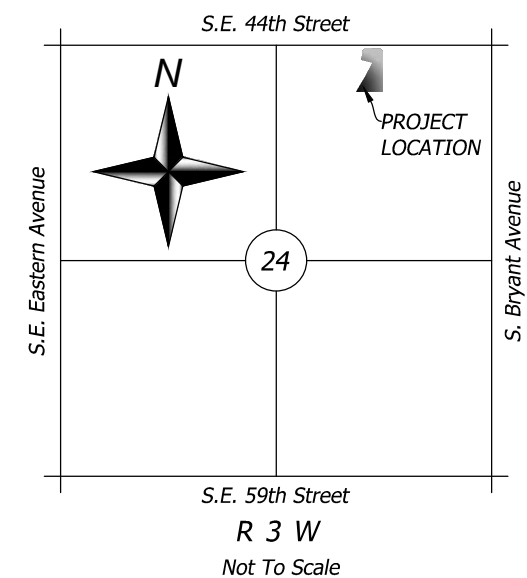
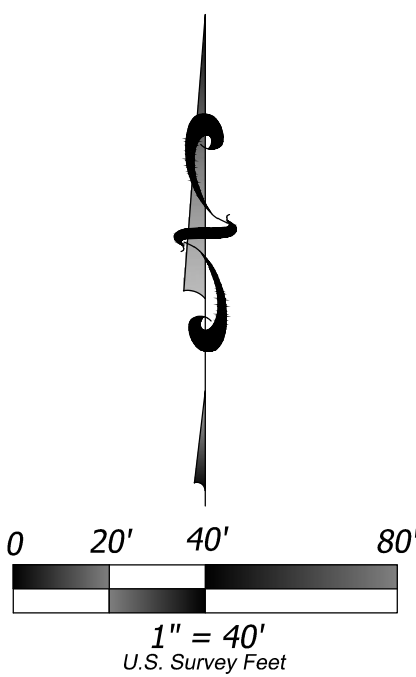
330

Exhibit A

Legal Description

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF
LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA
COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

ALTA/NSPS LAND TITLE SURVEY OF 4511 S. MADERA BLVD.



Line Table			
Line #	Direction	Length	
L1	(M) S 45°04'53" E	35.54'	
	(R) N 45°00'25" W	35.46'	

Curve Table					
Curve #	Length	Radius	Delta	ChB	ChL
C1 (M) (R)	109.91' 109.75'	422.26'	014.9139	N 07°34'22" E	109.60'

TOPOGRAPHIC SURVEY

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision, that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on January 26th, 2023; that the survey was completed on August 31, 2023; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid North NAD 83 and realization all elevations are based on NAVD 88.

UTILITY NOTE

Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call #11 #23011710372508.



LEGEND

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MARKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		MAIL BOX
	ELEC. TRANSFORMER		SIGN
	ELEC. MANHOLE		FLAG POLE
	ELEC. PEDESTAL		FIRE HYDRANT
	ELEC. PULL BOX		WATER MANHOLE
	SPOT LIGHT		WATER VALVE
	SANITARY SEWER MANHOLE		WATER METER
	SANITARY SEWER CLEANOUT		DOWN SPOUT
	STORM SEWER MANHOLE		AIR CONDITIONER
	TELEPHONE RISER		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		TRAFFIC SIGNAL PULL BOX
	TELEPHONE PULL BOX		PEDESTRIAN CROSSING SIGNAL
	FIBER OPTIC MARKER		GREASE TRAP
	FIBER OPTIC PULL BOX		KEY PAD
	CABLE TV PEDESTAL		COLUMN
	CABLE MARKER		SECTION CORNER
	CABLE TV PULL BOX		QUARTER CORNER
	IRRIGATION CONTROL VALVE		SET IRON PIN W/CAP
	SPRINKLER HEAD		SET MAIL W/WASHER
	ROLLARD		FOUND MONUMENT
	FIRE DEPARTMENT CONNECT		RIGHT OF WAY MARKER
	PROPANE TANK		YARD HYDRANT/SPRICKET
	SATELLITE DISH		BENCHMARK
	CHAIN LINK FENCE		WELL HEAD
	GAS LINE		WOOD PANEL FENCE
	SANITARY SEWER LINE		MASONRY FENCE
	TELEPHONE LINE		IRON FENCE
	ELECTRIC LINE		FIBER OPTIC LINE
	OVERHEAD POWERLINE		PROPERTY LINE
	BARBED WIRE FENCE		LOT LINE
	S.L.P. SET IRON PIN		EASEMENT LINE
	I.P. FOUND IRON PIN		SECTION LINE
	H/C HANDICAP		COMP-CORRUGATED METAL PIPE
	RCP-REINFORCED CONCRETE PIPE		U/E-UTILITY EASEMENT

POSSIBLE ENCROACHMENTS

South end of the building is over the plotted ONG Easement.

LEGAL DESCRIPTION

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Containing 89,040.13 Sq. Ft. or 2.044 Acres, more or less.

The property described herein is located completely within the property described in First American Title Insurance Company's Commitment No. 20230723976 dated July 14, 2023.

SCHEDULE B-II EXCEPTIONS

- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 01/14/1929 in Book 70 at Page 159. (Digital File, Page No. 109). **Affects, blanket in nature.**
- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 01/17/1929 in Book 70 at Page 180. (Digital File, Page No. 116). **Affects, blanket in nature.**
- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 03/13/1934 in Book 253 at Page 259. (Digital File, Page No. 125). **Affects, blanket in nature.**
- Right-of-way in favor of Heaton Pipe Line Company filed 07/16/1929 in Book 75 at Page 496. (Digital File, Page No. 142). **Affects, blanket in nature.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/26/1930 in Book 160 at Page 218. (Digital File, Page No. 154). **Does not affect.**
- Right-of-way in favor of Phillips Petroleum Company filed 09/24/1931 in Book 273 at Page 83. (Digital File, Page No. 186). **Affects, blanket in nature.**
- Right-of-way in favor of Standish Pipe Line Company filed 03/06/1939 in Book 431 at Page 258. (Digital File, Page No. 189). **Affects, blanket in nature.**
- Right-of-way in favor of Mid-Continent Pipe Line Company filed 12/14/1943 in Book 501 at Page 166. (Digital File, Page No. 194). **Affects, blanket in nature.**
- Right-of-way by Report of Commissioners in favor of Oklahoma Gas and Electric Company from District Court of Oklahoma County, Oklahoma, Case No. 134336 filed 10/13/1954. (Digital File, Page No. 200). **Does not affect.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/16/1984 in Book 3140 at Page 166. (Digital File, Sheet No. 234) Supplement to right-of-way filed 01/30/1990 in Book 6005 at Page 1158. (Digital File, Page No. 424). **Affects as shown.**
- Easement in favor of Oklahoma Gas and Electric Company filed 02/12/1965 in Book 3163 at Page 166. (Digital File, Page No. 240). **Does not affect. Shown for reference only.**
- Easement in favor of City of Oklahoma City for water line purposes filed 03/29/1965 in Book 3181 at Page 21. (Digital File, Page No. 246). **Does not affect.**
- Easement in favor of City of Oklahoma City filed 04/19/1965 in Book 318 at Page 593. (Digital File, Page No. 248). **Does not affect.**
- Easements as shown on Plat Book 40 at Page 8 filed 08/10/1965. (Digital File, Page No. 251). **Affects as shown.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 10/26/1981 in Book 4818 at Page 1235. (Digital File, Page No. 349). **Affects as shown.**
- Easement in favor of Oklahoma Electric Company filed 06/15/1982 in Book 4885 at Page 361. (Digital File, Page No. 351). **Affects as shown.**
- Easement in favor of City of Oklahoma City filed 07/30/1982 in Book 4899 at Page 1720. (Digital File, Page No. 355). **Affects as shown.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/06/1982 in Book 4941 at Page 1750. (Digital File, Page No. 356). **Affects, blanket in nature.**
- Easement in favor of Cox Communications, Inc. filed 04/01/2003 in Book 8792 at Page 264. (Digital File, Page No. 442). **Affects, blanket in nature.**
- Subordination Agreement, Non-Disturbance and Attornment Agreement between Arbor Commercial Mortgage, LLC and CoxCom, Inc. dt/a Cox Communications Oklahoma City, Inc. filed 12/28/2005 in Book 9965 at Page 1166. (Digital File, Page No. 512). **Affects, blanket in nature.**
- Airport Zoning Ordinance and Regulation filed 04/24/1958 in Book 2237 at Page 315. (Digital File, Page No. 214). **Affects, blanket in nature.**
- Restrictive Covenants filed 08/10/1965 in Book 3238 at Page 329 (Digital File, Page No. 255), Amendment Restrictions filed 09/23/1965 in Book 3259 at Page 62 (Digital File, Page No. 260), and Amendment to Restrictions filed 05/06/1966 in Book 3351 at Page 238 (Digital File, Page No. 261), which do not provide for forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Affects, blanket in nature.**

GENERAL NOTES

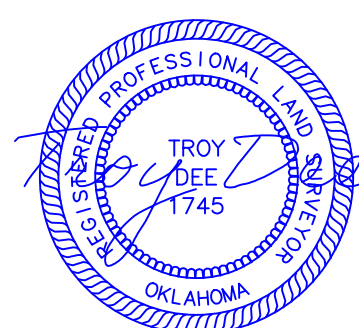
- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 40108C0315H, dated December 17th, 2009.
- The Property has direct access to S. Madera Boulevard and SE 44th Street, both being a dedicated public street.
- Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- A assumed bearing of North 89° 46' 32" East as the North line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- All unit of measurements are US Survey feet (Ground).

ALTA/NSPS LAND TITLE SURVEY

To:
Rainbow H.I.L. Affordable LP, an Oklahoma limited partnership, Mercy Community Capital, a Colorado nonprofit corporation, AHP Housing Fund 350, LLC, a Delaware limited liability company, Slosky & Company, Inc., and Musselman Title & Abstract and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6 through 11, and 13, 14, 16-19 of Table A thereof. The field work was completed on January 26th, 2023.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



GOLDEN LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 802-7883 Email: troy@goldens.com

Date of Plat or Map: August 31, 2023
Troy Dee, PLS #1745

Drawn by: SD
Plat Date: August 31, 2023 Paper Size: 24"x36"
GLS Job No.: 231131

Sheet 1 Of 1

LETTER OF AUTHORIZATION

Rainbow HIL Apartments, 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 4511 S. Madera, Oklahoma City, OK 73129.

By:  _____

Thomas A. Gorman

Title: Authorized Representative

Date: 9/5/2023

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

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

Dated: September 7, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2834880-OK99

Legal Description

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

OWNERSHIP REPORT
ORDER 2834880-OK99

DATE PREPARED: SEPTEMBER 12, 2023
EFFECTIVE DATE: SEPTEMBER 7, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1693	R113291220	RAINBOW HIL APARTMENTS		398060 W 2200 RD	BARTLESVILLE	OK	74406	LUMBERMANS # 3 ADD	002	000	LUMBERMANS # 3 ADD 002 000 LOTS 1 THRU 6 EXEMPT (SUBJECT PROPERTY WITHIN)	4511 S MADERA ST OKLAHOMA CITY
1693	R113291010	THE SALVATION ARMY		1001 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73107-6411	LUMBERMANS # 3 ADD	001	000	LUMBERMANS # 3 ADD 001 000 PT OF LOT 2 BEG 320FT S & 50FT W OF NE/C NE4 SEC 24 11N 3W TH S648.22FT WLY229.62FT NWLY651.77FT NWLY172.24FT W406.82FT N323.78FT NE35.36FT E805FT S170FT E200FT S100FT E170FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1693	R113291020	RIDINGS MARK D		2801 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	001	003	LUMBERMANS # 3 ADD 001 003	2801 SE 45TH ST OKLAHOMA CITY
1693	R113291030	DE PEREZ OLIVIA DELGADO TRS	DE PEREZ OLIVIA DELGADO REV LIV TRUST	2805 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	001	004	LUMBERMANS # 3 ADD 001 004	2805 SE 45TH ST OKLAHOMA CITY
1693	R113291040	REECE TRALISA D		2809 SE 45TH ST	OKLAHOMA CITY	OK	73129-8709	LUMBERMANS # 3 ADD	001	005	LUMBERMANS # 3 ADD 001 005	2809 SE 45TH ST OKLAHOMA CITY
1693	R113291050	POWERS INVESTMENT LLC		118 NW 1ST ST	MOORE	OK	73160	LUMBERMANS # 3 ADD	001	006	LUMBERMANS # 3 ADD 001 006	2813 SE 45TH ST OKLAHOMA CITY
1693	R113291280	GALVAN FELIPE PRIETO	FRIAS MARIA LUISA MARQUEZ	4523 S MADERA BLVD	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	002	007	LUMBERMANS # 3 ADD 002 007	4523 S MADERA BLVD OKLAHOMA CITY
1693	R113291290	NGUYEN HOANG Q	NGUYEN HUNG Q	2713 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	002	008	LUMBERMANS # 3 ADD 002 008	2713 SE 45TH ST OKLAHOMA CITY

OWNERSHIP REPORT
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DATE PREPARED: SEPTEMBER 12, 2023
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1693	R113291300	TOVAR DAVID		2709 SE 45TH ST	OKLAHOMA CITY	OK	73129-8707	LUMBERMANS # 3 ADD	002	009	LUMBERMANS # 3 ADD 002 009	2709 SE 45TH ST OKLAHOMA CITY
1693	R113291310	SANDOVAL PRISCILA B CAMPOS		2705 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	002	010	LUMBERMANS # 3 ADD 002 010	2705 SE 45TH ST OKLAHOMA CITY
1693	R113291320	WORTHY ROBERT CARL LF EST	YODER THEOLA M	421 NE 22ND ST	NEWCASTLE	OK	73065-8301	LUMBERMANS # 3 ADD	002	011	LUMBERMANS # 3 ADD 002 011	2701 SE 45TH ST OKLAHOMA CITY
1693	R113291330	SRITHONGKUM MANOTE & VIMMY		2700 SE 45TH ST	OKLAHOMA CITY	OK	73129-8708	LUMBERMANS # 3 ADD	002	012	LUMBERMANS # 3 ADD 002 012	2700 SE 45TH ST OKLAHOMA CITY
1693	R113291340	ENZ REAL ESTATE LLC		2704 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	002	013	LUMBERMANS # 3 ADD 002 013	2704 SE 45TH ST OKLAHOMA CITY
1693	R113291350	BECK LYNN DARRELL		2708 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	002	014	LUMBERMANS # 3 ADD 002 014	2708 SE 45TH ST OKLAHOMA CITY
1693	R113291360	TAYLOR GARLAND LEWIS & JEANOR PEARL		11504 DEVONBROOK CT	OKLAHOMA CITY	OK	73130-8206	LUMBERMANS # 3 ADD	002	015	LUMBERMANS # 3 ADD 002 015	2712 SE 45TH ST OKLAHOMA CITY
1693	R113291370	INDIAHOMA PROPERTIES LLC		PO BOX 14783	OKLAHOMA CITY	OK	73113-0783	LUMBERMANS # 3 ADD	002	016	LUMBERMANS # 3 ADD 002 016	2716 SE 45TH ST OKLAHOMA CITY
1693	R113291380	SCOTT DONALD I JR		2725 SE 46TH ST	OKLAHOMA CITY	OK	73129-8717	LUMBERMANS # 3 ADD	002	017	LUMBERMANS # 3 ADD 002 017	2725 SE 46TH ST OKLAHOMA CITY
1693	R113291390	RIGDON JEFF LEROY	RIGDON SHERI GAYLE	17200 SE 104TH ST	NEWALLA	OK	74857	LUMBERMANS # 3 ADD	002	018	LUMBERMANS # 3 ADD 002 018	2721 SE 46TH ST OKLAHOMA CITY
1693	R113291400	FLORES NORMA	WILLIAMS JAZMIN L	2717 SE 46TH ST	OKLAHOMA CITY	OK	73129-8717	LUMBERMANS # 3 ADD	002	019	LUMBERMANS # 3 ADD 002 019	2717 SE 46TH ST OKLAHOMA CITY
1693	R113291410	360 INVESTMENTS LLC		11129 SW 59TH ST	MUSTANG	OK	73064-4907	LUMBERMANS # 3 ADD	002	020	LUMBERMANS # 3 ADD 002 020	2713 SE 46TH ST OKLAHOMA CITY
1693	R113291420	MACKEY DEBORAH O		2709 SE 46TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	002	021	LUMBERMANS # 3 ADD 002 021	2709 SE 46TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2834880-OK99

DATE PREPARED: SEPTEMBER 12, 2023
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1693	R113291430	HOOF UGINN		2705 SE 46TH ST	OKLAHOMA CITY	OK	73129-8717	LUMBERMANS # 3 ADD	002	022	LUMBERMANS # 3 ADD 002	2705 SE 46TH ST OKLAHOMA CITY
1693	R113291440	ALVIDREZ BLANCA A GUERRERO	JIMENEZ REFUGIO DELGADO	2701 SE 46TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	002	023	LUMBERMANS # 3 ADD 002	2701 SE 46TH ST OKLAHOMA CITY
1693	R113291470	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	LUMBERMANS # 3 ADD	003	000	LUMBERMANS # 3 ADD 003 000 LOT 3 EXEMPT	2812 SE 45TH ST OKLAHOMA CITY
1693	R113291480	GRANT MICHAEL R	CAVAZOS KIMBERLY	2808 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	003	004	LUMBERMANS # 3 ADD 003 004	2808 SE 45TH ST OKLAHOMA CITY
1693	R113291490	BARRON VERONICA		2804 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	003	005	LUMBERMANS # 3 ADD 003 005	2804 SE 45TH ST OKLAHOMA CITY
1693	R113291500	TILDEN TODD C		9301 E CARDINAL PL	MIDWEST CITY	OK	73130-2405	LUMBERMANS # 3 ADD	003	006	LUMBERMANS # 3 ADD 003 006	2800 SE 45TH ST OKLAHOMA CITY
1693	R113291510	THORNTON EDITH G	ASHLEY MARILYN	3031 NW 13TH ST	OKLAHOMA CITY	OK	73107-4705	LUMBERMANS # 3 ADD	003	007	LUMBERMANS # 3 ADD 003 007	2801 SE 46TH ST OKLAHOMA CITY
1693	R113291520	LOFTIES CHARLES E & FLORA		2805 SE 46TH ST	OKLAHOMA CITY	OK	73129-8719	LUMBERMANS # 3 ADD	003	008	LUMBERMANS # 3 ADD 003 008	2805 SE 46TH ST OKLAHOMA CITY
1693	R113291530	KEOTA PROPERTIES LLC		7400 NW 206TH ST	EDMOND	OK	73012-9529	LUMBERMANS # 3 ADD	003	009	LUMBERMANS # 3 ADD 003 009	2809 SE 46TH ST OKLAHOMA CITY
1693	R113294260	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	LUMBERMANS # 3 ADD	019	000	LUMBERMANS # 3 ADD 019 000 LOT 1 EXEMPT	2617 SE 45TH ST OKLAHOMA CITY
1693	R113294270	HARDEN LINDA		2613 SE 45TH ST	OKLAHOMA CITY	OK	73129-8705	LUMBERMANS # 3 ADD	019	002	LUMBERMANS # 3 ADD 019 002	2613 SE 45TH ST OKLAHOMA CITY
1693	R113294390	SNELL MARTHA		2612 SE 45TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	020	001	LUMBERMANS # 3 ADD 020 001	2612 SE 45TH ST OKLAHOMA CITY
1693	R113294400	DUBLIN RENTALS LLC		PO BOX 1441	STILLWATER	OK	74076	LUMBERMANS # 3 ADD	020	002	LUMBERMANS # 3 ADD 020 002	2608 SE 45TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2834880-OK99

DATE PREPARED: SEPTEMBER 12, 2023
EFFECTIVE DATE: SEPTEMBER 7, 2023 AT 7:30 AM

1693	R113294410	REKOW WARREN & SHIRLEY		1541 NE BEDROCK ST	MOUNTAIN HOME	ID	83647-6352	LUMBERMANS # 3 ADD	020	003	LUMBERMANS # 3 ADD 020 003	2604 SE 45TH ST OKLAHOMA CITY
1693	R113294590	OWUSU ISAAC D		2601 EL TORO DR	OKLAHOMA CITY	OK	73129-8739	LUMBERMANS # 3 ADD	020	021	LUMBERMANS # 3 ADD 020 021	2601 EL TORO DR OKLAHOMA CITY
1693	R113294600	LOPEZ NORMA C		2613 EL TORO DR	OKLAHOMA CITY	OK	73129-8739	LUMBERMANS # 3 ADD	020	022	LUMBERMANS # 3 ADD 020 022	2613 EL TORO DR OKLAHOMA CITY
1693	R113294610	MOSELEY EDDIE JOE		4744 SPIVA DR	DEL CITY	OK	73115	LUMBERMANS # 3 ADD	020	023	LUMBERMANS # 3 ADD 020 023	2621 EL TORO DR OKLAHOMA CITY
1693	R113294620	MIKYN LLC		2813 SW 128TH ST	OKLAHOMA CITY	OK	73170	LUMBERMANS # 3 ADD	021	001	LUMBERMANS # 3 ADD 021 001	2704 EL TORO DR OKLAHOMA CITY
1693	R113294630	LONG BILLY J	LONG MELVIN W	8053 N ALBERTS DR	YUKON	OK	73099-8569	LUMBERMANS # 3 ADD	021	002	LUMBERMANS # 3 ADD 021 002	2700 EL TORO DR OKLAHOMA CITY
1693	R113294640	CDM LLC		PO BOX 57425	OKLAHOMA CITY	OK	73157	LUMBERMANS # 3 ADD	021	003	LUMBERMANS # 3 ADD 021 003	2636 EL TORO DR OKLAHOMA CITY
1693	R113294650	WILLIAMS RACHEL		2632 EL TORO DR	OKLAHOMA CITY	OK	73129-8740	LUMBERMANS # 3 ADD	021	004	LUMBERMANS # 3 ADD 021 004	2632 EL TORO DR OKLAHOMA CITY
1693	R113294660	POINDEXTER PRINSON & ELNORA		PO BOX 96682	OKLAHOMA CITY	OK	73143-6682	LUMBERMANS # 3 ADD	021	005	LUMBERMANS # 3 ADD 021 005	2628 EL TORO DR OKLAHOMA CITY
1693	R113294670	ANTHONY ROBERT D		3860 PENDIENTE CT APT CD102	SAN DIEGO	CA	92124-3750	LUMBERMANS # 3 ADD	021	006	LUMBERMANS # 3 ADD 021 006	2624 EL TORO DR OKLAHOMA CITY
1693	R113294680	RENDON FERNANDO & GLORIA		2620 EL TORO DR	OKLAHOMA CITY	OK	73129-8740	LUMBERMANS # 3 ADD	021	007	LUMBERMANS # 3 ADD 021 007	2620 EL TORO DR OKLAHOMA CITY
1693	R113294690	RICHMOND HOWARD		2616 EL TORO DR	OKLAHOMA CITY	OK	73129-8740	LUMBERMANS # 3 ADD	021	008	LUMBERMANS # 3 ADD 021 008	2616 EL TORO DR OKLAHOMA CITY
1693	R113294700	SELLERS YUSHANA KAY		PO BOX 95473	OKLAHOMA CITY	OK	73143-5473	LUMBERMANS # 3 ADD	021	009	LUMBERMANS # 3 ADD 021 009	2608 EL TORO DR OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2834880-OK99

DATE PREPARED: SEPTEMBER 12, 2023
EFFECTIVE DATE: SEPTEMBER 7, 2023 AT 7:30 AM

1693	R113294710	VAZQUEZ MARIO	HERNANDEZ ARCELIA	2600 EL TORO DR	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	021	010	LUMBERMANS # 3 ADD 021 010	2600 EL TORO DR OKLAHOMA CITY
1693	R113294870	JOHNSON ERNEST T & RUTHIE		2605 SE 46TH ST	OKLAHOMA CITY	OK	73129- 8715	LUMBERMANS # 3 ADD	021	026	LUMBERMANS # 3 ADD 021 026	2605 SE 46TH ST OKLAHOMA CITY
1693	R113294880	GSMP LLC		1300 SAND PLUM DR	OKLAHOMA CITY	OK	73160	LUMBERMANS # 3 ADD	021	027	LUMBERMANS # 3 ADD 021 027	2609 SE 46TH ST OKLAHOMA CITY
1693	R113294890	ALBERT ROSHELL HOLDINGS LLC		PO BOX 721392	OKLAHOMA CITY	OK	73172- 1392	LUMBERMANS # 3 ADD	021	028	LUMBERMANS # 3 ADD 021 028	2613 SE 46TH ST OKLAHOMA CITY
1693	R113294900	HILL LATINA F		2617 SE 46TH ST	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD	021	029	LUMBERMANS # 3 ADD 021 029	2617 SE 46TH ST OKLAHOMA CITY
1650	R131906500	VIETNAMESE BUDDHIST	ASSOCIATION OF OKLAHOMA	2625 SE 44TH ST	OKLAHOMA CITY	OK	73129- 8504	UNPLTD PT SEC 13 11N 3W	000	000	UNPLTD PT SEC 13 11N 3W 000 000 PT OF SE4 SEC 13 11N 3W BEING W/2 OF SW4 OF SE4 OF SE4 EX W30FT	2701 SE 44TH ST OKLAHOMA CITY
1650	R131907500	VIETNAMESE BUDDHIST	ASSOCIATION OF OKLAHOMA INC	2625 SE 44TH ST	OKLAHOMA CITY	OK	73129- 8504	UNPLTD PT SEC 13 11N 3W	000	000	UNPLTD PT SEC 13 11N 3W 000 000 PT OF SEC 13 11N 3W S 1/2 OF SW4 OF SE4	2625 SE 44TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

4511 S. Madera Blvd.

September 13, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.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 **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the current use(s), the following use(s) will be the only use(s) permitted on this site:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential
8200.13	Senior Independent Living
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

2. Maximum Building Height:

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

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

5. Building Setback Lines

The existing building setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

The existing sight-proof screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

The existing landscaping 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 Freestanding 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 prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Access shall be taken from three (3) access points off of S. Madera Blvd.

10. Sidewalks:

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

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

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Existing dumpsters 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 25 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:

The existing parking spaces shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure or use, the design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

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

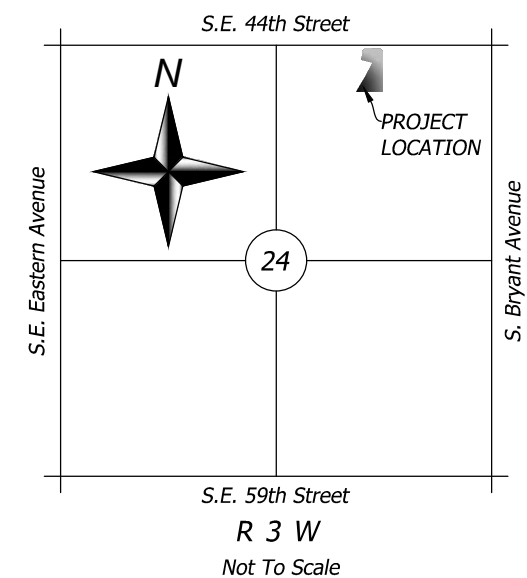
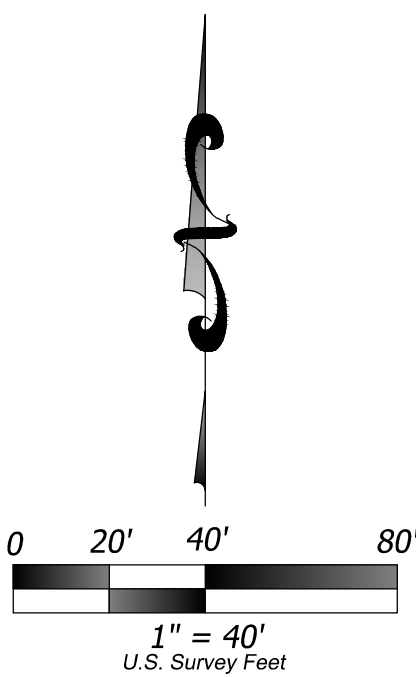
Exhibit B: Conceptual Site Plan

Exhibit A

Legal Description

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF
LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA
COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

ALTA/NSPS LAND TITLE SURVEY OF 4511 S. MADERA BLVD.



Line Table			
Line #	Direction	Length	
L1	(M) S 45°04'53" E	35.54'	
	(R) N 45°00'25" W	35.46'	

Curve Table					
Curve #	Length	Radius	Delta	ChB	ChL
C1	(M) (R)	109.91' 109.75'	422.26'	014.9139	N 07°34'22" E 109.60'

TOPOGRAPHIC SURVEY

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision, that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on January 26th, 2023; that the survey was completed on August 31, 2023; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid North - NAD 83 and realization all elevations are based on NAVD 88.

UTILITY NOTE

Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call #11 #23011710372508.



LEGEND

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MASKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		MAIL BOX
	ELEC. TRANSFORMER		SIGN
	ELEC. MANHOLE		FLAG POLE
	ELEC. PEDESTAL		FIRE HYDRANT
	ELEC. PULL BOX		WATER MANHOLE
	SPOT LIGHT		WATER VALVE
	SANITARY SEWER MANHOLE		WATER METER
	SANITARY SEWER CLEANOUT		DOWN SPOUT
	STORM SEWER MANHOLE		AIR CONDITIONER
	TELEPHONE RISER		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		TRAFFIC SIGNAL PULL BOX
	TELEPHONE PULL BOX		PEDESTRIAN CROSSING SIGNAL
	FIBER OPTIC MARKER		GREASE TRAP
	FIBER OPTIC PULL BOX		KEY PAD
	CABLE TV PEDESTAL		COLUMN
	CABLE MARKER		SECTION CORNER
	CABLE TV PULL BOX		QUARTER CORNER
	IRRIGATION CONTROL VALVE		SET IRON PIN W/CAP
	SPRINKLER HEAD		SET MAIL W/WASHER
	ROLLARD		FOUND MONUMENT
	FIRE DEPARTMENT CONNECT		RIGHT OF WAY MARKER
	PROPANE TANK		YARD HYDRANT/SPICKET
	SATELLITE DISH		BENCHMARK
	CHAIN LINK FENCE		WELL HEAD
	GAS LINE		WOOD PANEL FENCE
	SANITARY SEWER LINE		MASONRY FENCE
	TELEPHONE LINE		IRON FENCE
	ELECTRIC LINE		FIBER OPTIC LINE
	OVERHEAD POWERLINE		PROPERTY LINE
	BARBED WIRE FENCE		LOT LINE
	S.L.P. SET IRON PIN		EASEMENT LINE
	I.P. FOUND IRON PIN		SECTION LINE
	H/C HANDICAP		COMP-CORRUGATED METAL PIPE
	RCP-REINFORCED CONCRETE PIPE		S/L BUILDING LIMIT LINE
	U/E-UTILITY EASEMENT		

POSSIBLE ENCROACHMENTS

South end of the building is over the plotted ONG Easement.

LEGAL DESCRIPTION

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Containing 89,040.13 Sq. Ft. or 2.044 Acres, more or less.

The property described herein is located completely within the property described in First American Title Insurance Company's Commitment No. 20230723976 dated July 14, 2023.

SCHEDULE B-II EXCEPTIONS

- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 01/14/1929 in Book 70 at Page 159. (Digital File, Page No. 109). **Affects, blanket in nature.**
- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 01/17/1929 in Book 70 at Page 180. (Digital File, Page No. 116). **Affects, blanket in nature.**
- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 03/13/1934 in Book 253 at Page 259. (Digital File, Page No. 125). **Affects, blanket in nature.**
- Right-of-way in favor of Heaton Pipe Line Company filed 07/16/1929 in Book 75 at Page 496. (Digital File, Page No. 142). **Affects, blanket in nature.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/26/1930 in Book 160 at Page 218. (Digital File, Page No. 154). **Does not affect.**
- Right-of-way in favor of Phillips Petroleum Company filed 09/24/1931 in Book 273 at Page 83. (Digital File, Page No. 186). **Affects, blanket in nature.**
- Right-of-way in favor of Standish Pipe Line Company filed 03/06/1939 in Book 431 at Page 258. (Digital File, Page No. 189). **Affects, blanket in nature.**
- Right-of-way in favor of Mid-Continent Pipe Line Company filed 12/14/1943 in Book 501 at Page 166. (Digital File, Page No. 194). **Affects, blanket in nature.**
- Right-of-way by Report of Commissioners in favor of Oklahoma Gas and Electric Company from District Court of Oklahoma County, Oklahoma, Case No. 134336 filed 10/13/1954. (Digital File, Page No. 200). **Does not affect.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/16/1984 in Book 3140 at Page 166. (Digital File, Sheet No. 234) Supplement to right-of-way filed 01/30/1990 in Book 6005 at Page 1158. (Digital File, Page No. 424). **Affects as shown.**
- Easement in favor of Oklahoma Gas and Electric Company filed 02/12/1965 in Book 3163 at Page 166. (Digital File, Page No. 240). **Does not affect. Shown for reference only.**
- Easement in favor of City of Oklahoma City for water line purposes filed 03/29/1965 in Book 3181 at Page 21. (Digital File, Page No. 246). **Does not affect.**
- Easement in favor of City of Oklahoma City filed 04/19/1965 in Book 318 at Page 593. (Digital File, Page No. 248). **Does not affect.**
- Easements as shown on Plat Book 40 at Page 8 filed 08/10/1965. (Digital File, Page No. 251). **Affects as shown.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 10/26/1981 in Book 4818 at Page 1235. (Digital File, Page No. 349). **Affects as shown.**
- Easement in favor of Oklahoma Electric Company filed 06/15/1982 in Book 4885 at Page 361. (Digital File, Page No. 351). **Affects as shown.**
- Easement in favor of City of Oklahoma City filed 07/30/1982 in Book 4899 at Page 1720. (Digital File, Page No. 355). **Affects as shown.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/06/1982 in Book 4941 at Page 1750. (Digital File, Page No. 356). **Affects, blanket in nature.**
- Easement in favor of Cox Communications, Inc. filed 04/01/2003 in Book 8792 at Page 264. (Digital File, Page No. 442). **Affects, blanket in nature.**
- Subordination Agreement, Non-Disturbance and Attornment Agreement between Arbor Commercial Mortgage, LLC and CoxCom, Inc. dt/a Cox Communications Oklahoma City, Inc. filed 12/28/2005 in Book 9965 at Page 1166. (Digital File, Page No. 512). **Affects, blanket in nature.**
- Airport Zoning Ordinance and Regulation filed 04/24/1958 in Book 2237 at Page 315. (Digital File, Page No. 214). **Affects, blanket in nature.**
- Restrictive Covenants filed 08/10/1965 in Book 3238 at Page 329 (Digital File, Page No. 255), Amendment Restrictions filed 09/23/1965 in Book 3259 at Page 62 (Digital File, Page No. 260), and Amendment to Restrictions filed 05/06/1966 in Book 3351 at Page 238 (Digital File, Page No. 261), which do not provide for forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Affects, blanket in nature.**

GENERAL NOTES

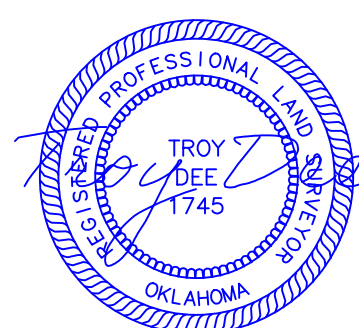
- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 40108C0315H, dated December 17th, 2009.
- The Property has direct access to S. Madera Boulevard and SE 44th Street, both being a dedicated public street.
- Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- A assumed bearing of North 89° 46' 32" East as the North line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- All unit of measurements are US Survey feet (Ground).

ALTA/NSPS LAND TITLE SURVEY

To:
Rainbow H.I.L. Affordable LP, an Oklahoma limited partnership, Mercy Community Capital, a Colorado nonprofit corporation, AHP Housing Fund 350, LLC, a Delaware limited liability company, Slosky & Company, Inc., and Musselman Title & Abstract and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6 through 11, and 13, 14, 16-19 of Table A thereof. The field work was completed on January 26th, 2023.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



**GOLDEN
LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 802-7883 Email: troy@goldens.com

Date of Plat or Map: August 31, 2023
Troy Dee, PLS #1745

Drawn by: SD
Plat Date: August 31, 2023 Paper Size: 24"x36"
GLS Job No.: 231131

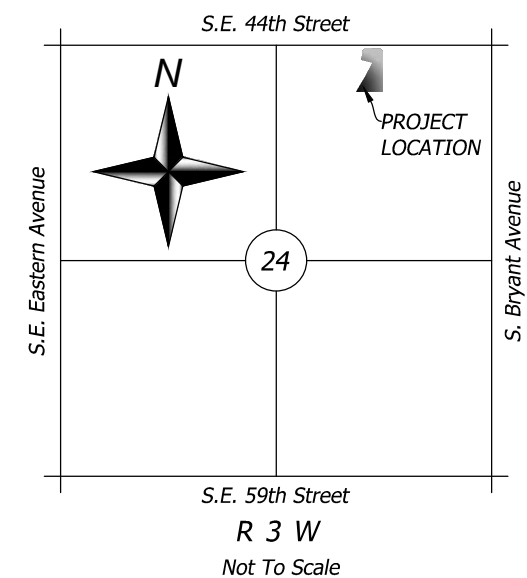
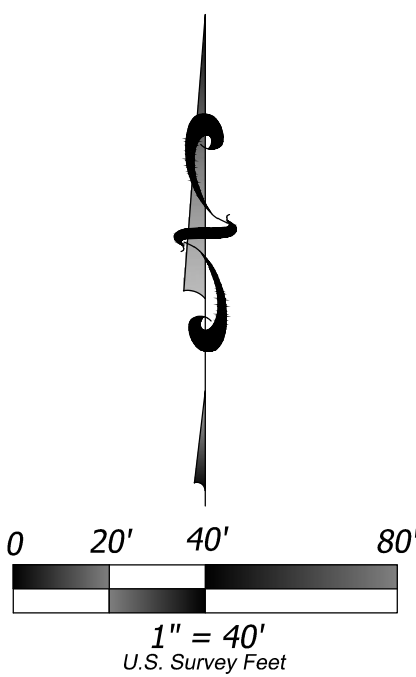
Sheet 1 Of 1

Exhibit A

Legal Description

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF
LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA
COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

ALTA/NSPS LAND TITLE SURVEY OF 4511 S. MADERA BLVD.



Line Table			
Line #	Direction	Length	
L1	(M) S 45°04'53" E	35.54'	
	(R) N 45°00'25" W	35.46'	

Curve Table					
Curve #	Length	Radius	Delta	ChB	ChL
C1	(M) (R)	109.91' 109.75'	422.26'	014.9139	N 07°34'22" E 109.60'

TOPOGRAPHIC SURVEY

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision, that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on January 26th, 2023; that the survey was completed on August 31, 2023; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid North - NAD 83 and realization all elevations are based on NAVD 86.

UTILITY NOTE

Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call #11 #23011710372506



LEGEND

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MASKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		MAIL BOX
	ELEC. TRANSFORMER		SIGN
	ELEC. MANHOLE		FLAG POLE
	ELEC. PEDESTAL		FIRE HYDRANT
	ELEC. PULL BOX		WATER MANHOLE
	SPOT LIGHT		WATER VALVE
	SANITARY SEWER MANHOLE		WATER METER
	SANITARY SEWER CLEANOUT		DOWN SPOUT
	STORM SEWER MANHOLE		AIR CONDITIONER
	TELEPHONE RISER		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		TRAFFIC SIGNAL PULL BOX
	TELEPHONE PULL BOX		PEDESTRIAN CROSSING SIGNAL
	FIBER OPTIC MARKER		GREASE TRAP
	FIBER OPTIC PULL BOX		KEY PAD
	CABLE TV PEDESTAL		COLUMN
	CABLE MARKER		SECTION CORNER
	CABLE TV PULL BOX		QUARTER CORNER
	IRRIGATION CONTROL VALVE		SET IRON PIN W/CAP
	SPRINKLER HEAD		SET MAIL W/WASHER
	ROLLARD		FOUND MONUMENT
	FIRE DEPARTMENT CONNECT		RIGHT OF WAY MARKER
	PROPANE TANK		YARD HYDRANT/SPICKET
	SATELLITE DISH		BENCHMARK
	CHAIN LINK FENCE		WELL HEAD
	GAS LINE		WOOD PANEL FENCE
	SANITARY SEWER LINE		MASONRY FENCE
	TELEPHONE LINE		IRON FENCE
	ELECTRIC LINE		FIBER OPTIC LINE
	OVERHEAD POWERLINE		PROPERTY LINE
	BARBED WIRE FENCE		LOT LINE
	S.L.P. SET IRON PIN		EASEMENT LINE
	I.P. FOUND IRON PIN		SECTION LINE
	H/C HANDICAP		CHAIN-CORRUGATED METAL PIPE
	RCP-REINFORCED CONCRETE PIPE		S/L BUILDING LIMIT LINE
	U/E-UTILITY EASEMENT		

POSSIBLE ENCROACHMENTS

South end of the building is over the plotted ONG Easement.

LEGAL DESCRIPTION

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Containing 89,040.13 Sq. Ft. or 2.044 Acres, more or less.

The property described hereon is located completely within the property described in First American Title Insurance Company's Commitment No. 20230723976 dated July 14, 2023.

SCHEDULE B-II EXCEPTIONS

- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 01/14/1929 in Book 70 at Page 159. (Digital File, Page No. 109). **Affects, blanket in nature.**
- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 01/17/1929 in Book 70 at Page 180. (Digital File, Page No. 116). **Affects, blanket in nature.**
- Right-of-way in favor of Indian Territory Illuminating Oil Company filed 03/13/1934 in Book 253 at Page 259. (Digital File, Page No. 125). **Affects, blanket in nature.**
- Right-of-way in favor of Heaton Pipe Line Company filed 07/16/1929 in Book 75 at Page 496. (Digital File, Page No. 142). **Affects, blanket in nature.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/26/1930 in Book 160 at Page 218. (Digital File, Page No. 154). **Does not affect.**
- Right-of-way in favor of Phillips Petroleum Company filed 09/24/1931 in Book 273 at Page 83. (Digital File, Page No. 186). **Affects, blanket in nature.**
- Right-of-way in favor of Standish Pipe Line Company filed 03/06/1939 in Book 431 at Page 258. (Digital File, Page No. 189). **Affects, blanket in nature.**
- Right-of-way in favor of Mid-Continent Pipe Line Company filed 12/14/1943 in Book 501 at Page 166. (Digital File, Page No. 194). **Affects, blanket in nature.**
- Right-of-way by Report of Commissioners in favor of Oklahoma Gas and Electric Company from District Court of Oklahoma County, Oklahoma, Case No. 134336 filed 10/13/1954. (Digital File, Page No. 200). **Does not affect.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/16/1984 in Book 3140 at Page 166. (Digital File, Sheet No. 234) Supplement to right-of-way filed 01/30/1990 in Book 6005 at Page 1158. (Digital File, Page No. 424). **Affects as shown.**
- Easement in favor of Oklahoma Gas and Electric Company filed 02/12/1965 in Book 3163 at Page 166. (Digital File, Page No. 240). **Does not affect. Shown for reference only.**
- Easement in favor of City of Oklahoma City for water line purposes filed 03/29/1965 in Book 3181 at Page 21. (Digital File, Page No. 246). **Does not affect.**
- Easement in favor of City of Oklahoma City filed 04/19/1965 in Book 318 at Page 593. (Digital File, Page No. 248). **Does not affect.**
- Easements as shown on Plat Book 40 at Page 8 filed 08/10/1965. (Digital File, Page No. 251). **Affects as shown.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 10/26/1981 in Book 4818 at Page 1235. (Digital File, Page No. 349). **Affects as shown.**
- Easement in favor of Oklahoma Electric Company filed 06/15/1982 in Book 4885 at Page 361. (Digital File, Page No. 351). **Affects as shown.**
- Easement in favor of City of Oklahoma City filed 07/30/1982 in Book 4899 at Page 1720. (Digital File, Page No. 355). **Affects as shown.**
- Right-of-way in favor of Oklahoma Natural Gas Company filed 12/06/1982 in Book 4941 at Page 1750. (Digital File, Page No. 356). **Affects, blanket in nature.**
- Easement in favor of Cox Communications, Inc. filed 04/01/2003 in Book 8792 at Page 264. (Digital File, Page No. 442). **Affects, blanket in nature.**
- Subordination Agreement, Non-Disturbance and Attornment Agreement between Arbor Commercial Mortgage, LLC and CoxCom, Inc. dt/a Cox Communications Oklahoma City, Inc. filed 12/28/2005 in Book 9965 at Page 1166. (Digital File, Page No. 512). **Affects, blanket in nature.**
- Airport Zoning Ordinance and Regulation filed 04/24/1958 in Book 2237 at Page 315. (Digital File, Page No. 214). **Affects, blanket in nature.**
- Restrictive Covenants filed 08/10/1965 in Book 3238 at Page 329 (Digital File, Page No. 255), Amendment Restrictions filed 09/23/1965 in Book 3259 at Page 62 (Digital File, Page No. 260), and Amendment to Restrictions filed 05/06/1966 in Book 3351 at Page 238 (Digital File, Page No. 261), which do not provide for forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Affects, blanket in nature.**

GENERAL NOTES

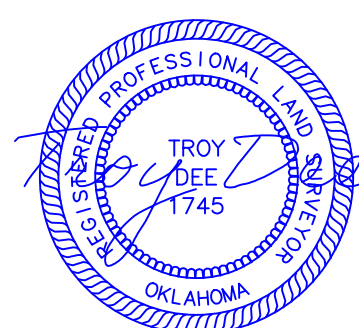
- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 40108C0315H, dated December 17th, 2009.
- The Property has direct access to S. Madera Boulevard and SE 44th Street, both being a dedicated public street.
- Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- A assumed bearing of North 89° 46' 32" East as the North line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- All unit of measurements are US Survey feet (Ground).

ALTA/NSPS LAND TITLE SURVEY

To:
Rainbow H.I.L. Affordable LP, an Oklahoma limited partnership, Mercy Community Capital, a Colorado nonprofit corporation, AHP Housing Fund 350, LLC, a Delaware limited liability company, Slosky & Company, Inc., and Musselman Title & Abstract and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6 through 11, and 13, 14, 16-19 of Table A thereof. The field work was completed on January 26th, 2023.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



GOLDEN LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 802-7883 Email: troy@goldens.com

Date of Plat or Map: August 31, 2023
Troy Dee, PLS #1745

Drawn by: SD
Plat Date: August 31, 2023 Paper Size: 24"x36"
GLS Job No.: 231131

Sheet 1 Of 1