

NOTICE OF HEARINGS

**INTERESTED PERSONS ARE HEREBY NOTIFIED THAT THE CITY COUNCIL OF THE CITY OF OKLAHOMA CITY WILL HOLD TWO PUBLIC HEARINGS CONCERNING THE PROPOSED FIRST AMENDMENT TO THE OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN, INCLUDING THE CREATION OF NEW TAX INCREMENT DISTRICT NOS. 17 AND “P” UNDER THE LOCAL DEVELOPMENT ACT. THE FIRST HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, APRIL 25, 2023, FOR THE PURPOSE OF PROVIDING INFORMATION AND ANSWERING QUESTIONS CONCERNING THE PROPOSED FIRST AMENDMENT TO THE OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS. THE SECOND PUBLIC HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, MAY 9, 2023, FOR THE PURPOSE OF GIVING INTERESTED PERSONS AN OPPORTUNITY TO EXPRESS VIEWS AND BE HEARD ON THE PROPOSED FIRST AMENDMENT TO THE OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS PRIOR TO ANY VOTE. BOTH HEARINGS WILL BE HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 200 NORTH WALKER AVENUE, OKLAHOMA CITY, OKLAHOMA.**

A draft of the proposed First Amendment to the Oklahoma Regional Innovation District Project Plan (“Amendment”), along with the Analysis of Financial Impacts, a report analyzing the potential positive or negative impacts which may result from the adoption of the proposed Amendment, may be reviewed by any interested person at the Office of the City Clerk, City Hall, 200 North Walker, Oklahoma City, Oklahoma, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or on the internet website maintained by The City of Oklahoma City at the following web address: <https://okc.gov/TIF>.

The proposed Amendment is intended to provide additional critical support to implement the City’s economic development objectives for the Innovation District with special focus on the enhancement of both the physical and economic connections between the area’s anchor institutions and the neighborhoods, amenities, and complementary developments that are essential to achieving its potential. The Amendment modifies the existing Oklahoma Regional Innovation District Project Plan, a “project plan” as defined under the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* The Amendment is intended to assist in the achievement of the goals of the City’s Comprehensive (Master) Plan and subsequent amendments thereto, and to implement urban renewal plans previously approved by the City pursuant to 11 O.S. § 38-101, *et seq.*, within the project area. No changes are proposed to the urban renewal plans or land use provisions affecting the area. The Amendment proposes to expand the Project Area in an effort to improve connections between Downtown Oklahoma City and the Innovation District. The Amendment also proposes to establish two new increment districts: (1) Increment District No. 17, City of Oklahoma City, a sales tax increment district covering the large mixed-use project known as Convergence and (2) Increment District No. “P,” an ad valorem increment district on property that remains undeveloped or significantly underdeveloped, primarily along the western and northern edges of the Innovation District.

The first public hearing will be held at 8:30 a.m., on Tuesday, April 25, 2023, for the purpose of providing information and answering questions concerning the proposed Amendment and supporting increment districts. The second public hearing will be held at 8:30 a.m., on Tuesday, May 9, 2023, for the purpose of giving interested persons the opportunity to express their views and be heard on the proposed Amendment prior to any vote on the proposed Amendment.

The legal descriptions and a map of the boundaries of the Project Area, Increment District No. 17, and Increment District No. "P" are provided below.

Project Area:

A tract of land being a part of Sections 26, 27, 28, 33, 34 and 35, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest (NW) Corner of N.W. 16th Street and N. Broadway Avenue, said point being the POINT OF BEGINNING;

THENCE East along and with the North right-of-way line of N.W. 16th Street to the centerline of Interstate 235;

THENCE Southeasterly along and with the centerline of Interstate 235 to the extended North right-of-way line of N.E. 14th Street;

THENCE East along and with the North right-of-way line of N.E. 14th Street extended to the East right-of-way line of North Walnut Avenue;

THENCE South along and with the East right-of-way line of North Walnut Avenue to the North line of the East/West Alley in Block 2 as shown on the plat CLASSEN'S NORTH HIGHLAND PARKED ADDITION;

THENCE East along and with the North line of the East/West Alley in Block 2 as shown on the plat CLASSEN'S NORTH HIGHLAND PARKED ADDITION and the North line of the East/West Alley in Block 3 as shown on the AMENDED PLAT BLOCKS 3&4 CLASSEN'S NORTH HIGHLAND PARKED ADDITION and the North line of the East/West Alley in Block 7 as shown on the plat HOWE'S CAPITOL ADDITION to the West right-of-way line of N. Lindsey Avenue;

THENCE North along and with the West right-of-way line of N. Lindsey Avenue to the North right-of-way line of N.E. 14th Street;

THENCE East along and with the North right-of-way line of N.E. 14th Street to the West right-of-way line of N. Phillips Avenue;

THENCE North along and with the West right-of-way line of N. Phillips Avenue to the North right-of-way line of N.E. 16th Street;

THENCE East along and with the North right-of-way line of N.E. 16th Street to the East right-of-way line of N. Kelley Avenue;

THENCE South along and with the East right-of-way line of N. Kelley Avenue to the North right-of-way line of N.E. 13th Street;

THENCE Easterly along and with the North right-of-way line of N.E. 13th Street to the West right-of-way line of N. Everest Avenue;

THENCE North along and with the West right-of-way line of N. Everest Avenue to the North right-of-way line of N.E. 14th Street;

THENCE East along and with the North right-of-way line of N.E. 14th Street to the East right-of-way line of N. Lottie Avenue;

THENCE South along and with the East right-of-way line of N. Lottie Avenue to the North right-of-way line of N.E. 13th Street;

THENCE East along and with the North right-of-way line of N.E. 13th Street to the East right-of-way line of N. Kate Avenue;

THENCE South along and with the East right-of-way line of N. Kate Avenue to the North right-of-way line of N.E. 6th Street;

THENCE East along and with the North right-of-way line of N.E. 6th Street to the Northwesterly right-of-way line of the Union Pacific Railroad;

THENCE Southwesterly along and with the Northwesterly right-of-way line of the Union Pacific Railroad to the South right-of-way line of E. Reno Avenue;

THENCE West along and with the South right-of-way line of E. Reno Avenue to the West right-of-way line of Charlie Christian Avenue (also known as Byers Avenue);

THENCE North along and with the West right-of-way line of Charlie Christian Avenue (also known as Byers Avenue) to the North right-of-way line of E. Sheridan Avenue;

THENCE East along and with the North right-of-way line of E. Sheridan Avenue to the Southeast (SE) Corner of a tract of land recorded in Book 12097, Page 1406;

THENCE North along and with the East line of said tract of land recorded in Book 12097, Page 1406 to the Northeast (NE) Corner of said tract of land recorded in Book 12097, Page 1406;

THENCE Northwesterly along and with the current South right-of-way line of the railroad branch line and the North line of said tract of land recorded in Book 12097, Page 1406, the North line of a tract of land recorded in Book 7866, Page 761 and the North line of a tract of land recorded in Book 14224, Page 603 to the South right-of-way line of N.E. 2nd Street;

THENCE West along and with the South right-of-way line of N.E. 2nd Street to the West right-of-way line of N. E.K. Gaylord Boulevard;

THENCE Northwesterly along and with the West right-of-way line of N. E.K. Gaylord Boulevard to the West right-of-way line of N. Broadway Avenue;

THENCE North along and with the West right-of-way line of N. Broadway Avenue to the South right-of-way of N.W. 13th Street;

THENCE West along and with the South right-of-way line of N.W. 13th Street to the West right-of-way line of N. Robinson Avenue;

THENCE North along and with the West right-of-way line of N. Robinson Avenue to the North right-of-way line of N.W. 14th Street;

THENCE East, along and with the North right-of-way line of N.W. 14th Street to the West right-of-way line of N. Broadway Avenue;

THENCE North along and with the West right-of-way line of N. Broadway Avenue to the POINT OF BEGINNING.

Increment District No. 17:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots One (1) and Two (2) Block Twenty-two (22) a portion of vacated Harrison Avenue, a portion of vacated N.E. 8th Street, a portion of vacated , portion of vacated N.E. 9th Street, a portion of vacated Stiles Avenue and a portion of vacated Stiles Circle (platted The Circle) as shown on the plat MAYWOOD ADDITION recorded in Book 1 of plats, Page 20 and a portion of Lots One (1) and Five (5) through Thirteen (13) and Lots Sixteen (16) through Eighteen (18) and all of Lots Two (2) through Four (4) and Nineteen (19) through Twenty-seven (27) and a portion of the North/South and East/West Alleys all in Block Fifteen (15) as shown on the AMENDED PLAT OF BLOCK NUMBER FIFTEEN MAYWOOD ADDITION recorded in Book 1 of plats, Page 44, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of Lot One (1) of said Block Fifteen (15);

THENCE South 00°03'06" East, along and with the East line of said Block Fifteen (15), a distance of 13.97 feet to a point on the East line of said Lot One (1) Block Fifteen (15), said point lying on the West right-of-way line of said vacated Stiles Avenue, said point being the POINT OF BEGINNING;

THENCE North 89°58'03" East, departing the West right-of-way line of said vacated Stiles Avenue, a distance of 48.33 feet;

THENCE South 00°34'48" East, a distance of 157.58 feet;

THENCE North 89°25'06" East, a distance of 10.22 feet to a point on the East right-of-way line of said vacated Stiles Avenue;

THENCE South 00°03'06" East, along and with the East right-of-way line of said vacated Stiles Avenue, a distance of 47.16 feet to a point on the centerline of said vacated Stiles Circle;

THENCE along and with the centerline of said vacated Stiles Circle on a non-tangent curve to the right having a radius of 125.00 feet, a chord bearing of South 50°07'10" East, a chord length of 109.77 feet and an arc length of 113.64 feet;

THENCE South 24°04'25" East, departing said centerline, a distance of 89.14 feet;

THENCE South 66°29'09" West, a distance of 246.51 feet;

THENCE South 62°45'50" West, a distance of 58.71 feet to the Southeast (SE) Corner of that portion of platted Harrison Avenue vacated by Book 12523, Page 682 (vacated Harrison Avenue);

THENCE South West, along and with the current North right-of-way line of Harrison Avenue, a distance of 21.57 feet to the East right-of-way line of Interstate 235;

THENCE along and with the East right-of-way line of Interstate 235 the following four (4) calls:

North 61°43'03" West, a distance of 103.29 feet;

North 25°34'54" West, a distance of 349.90 feet;

North 46°34'56" West, a distance of 96.68 feet;

South 89°54'20" West, a distance of 1.87 feet;

THENCE North 25°09'06" East, departing said East right-of-way line, a distance of 107.09 feet;

THENCE on a non-tangent curve to the left having a radius of 76.00 feet, a chord bearing of South 70°52'15" East, a chord length of 130.48 feet and an arc length of 156.88 feet;

THENCE on a reverse curve to the right having a radius of 25.00 feet, a chord bearing of North 69°58'48" East, a chord length of 17.09 feet and an arc length of 17.44 feet;

THENCE North 89°58'03" East, a distance of 246.10 feet to the POINT OF BEGINNING.

Increment District No. "P":

A tract of land being a part of Sections 27 and 34, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Intersection of the centerline of N.E. 13th Street and the centerline of N. Stiles Avenue;

THENCE East along and with the centerline of N.E. 13th Street to the centerline of N. Lincoln Boulevard;

THENCE Southerly along and with the centerline of N. Lincoln Boulevard to the North line of the Northeast Quarter (NE/4) of said Section 34;

THENCE West along and with the North line of the Northeast Quarter (NE/4) of said Section 34 and the North line of the Northwest Quarter (NW/4) of said Section 34 to the centerline of N. Geary Avenue;

THENCE South along and with the centerline of N. Geary Avenue to the centerline of platted N.E. 9th Street;

THENCE East along and with the centerline of platted N.E. 9th Street to the centerline of N. Lincoln Boulevard;

THENCE South along and with the centerline of N. Lincoln Boulevard to the centerline of N.E. 8th Street;

THENCE Southwesterly along and with the centerline of N.E. 8th Street to the Easterly right-of-way line of the Easterly portion of platted Stiles Circle;

THENCE Northwesterly along and with the Easterly right-of-way line of the Easterly portion of platted Stiles Circle to the East right-of-way line of Stiles Avenue;

THENCE North along the East right-of-way line of N. Stiles Avenue to the centerline of N.E. 9th Street;

THENCE West along and with the centerline of N.E. 9th Street to the centerline of N. Stiles Avenue;

THENCE North along the centerline of N. Stiles Avenue to the centerline of N.E. 10th Street;

THENCE West along the centerline of N.E. 10th Street to the centerline of platted Central Avenue;

THENCE North along and with the centerline of platted Central Avenue to the centerline of N.E. 11th Street;

THENCE East along and with the centerline of N.E. 11th Street to the centerline of N. Stiles Avenue;

THENCE North along and with the centerline of N. Stiles Avenue to the POINT OF BEGINNING.

AND

A tract of land being a part of Sections 27, 28, and 34, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerline of N.W. 16th Street and the centerline of N. Broadway Avenue, said point being the POINT OF BEGINNING;

THENCE East along and with the centerline of N.W. 16th Street to the centerline of Interstate 235;

THENCE Southeasterly along and with the centerline of Interstate 235 to the extended centerline of N.E. 14th Street;

THENCE East along and with the centerline of N.E. 14th Street extended to the centerline of N. Walnut Avenue;

THENCE South along and with the centerline of N. Walnut Avenue to the extended centerline of the East/West Alley in Block 2 as shown on the plat CLASSEN'S NORTH HIGHLAND PARKED ADDITION;

THENCE East along and with the centerline of the East/West Alley in Block 2 as shown on the plat CLASSEN'S NORTH HIGHLAND PARKED ADDITION and the centerline of the East/West Alley in Block 3 as shown on the AMENDED PLAT BLOCKS 3&4 CLASSEN'S NORTH HIGHLAND PARKED ADDITION and the centerline of the East/West Alley in Block 7 as shown on the plat HOWE'S CAPITOL ADDITION to the centerline of N. Lindsey Avenue;

THENCE South along and with the centerline of N. Lindsey Avenue to the centerline of N.E. 13th Street;

THENCE West along and with the centerline of N.E. 13th Street to the centerline of Interstate 235;

THENCE Southeasterly along and with the centerline of Interstate 235 to the North right-of-way line of the railroad branch line running East/West along the South line of the plat PHILLIPS & MEAD EAST SIDE ADDITION;

THENCE Easterly along and with the North right-of-way of the railroad branch line running East/West along the South line of the plat PHILLIPS & MEAD EAST SIDE ADDITION to the Northwestern right-of-way line of the Union Pacific railroad running Northeast/Southwest;

THENCE Southwesterly along and with the Northwestern right-of-way line of the Union Pacific railroad running Northeast/Southwest to a corner on the East line of a tract of land described in Book 15218, Page 1445 (Hotel Tract A);

THENCE Northwesterly along and with the East and North line of said Hotel Tract A to East right-of-way line of N. Lincoln Boulevard;

THENCE Southwesterly, perpendicular to the right-of-way of N. Lincoln Boulevard to the

centerline of N. Lincoln Boulevard;

THENCE Southeasterly along and with the centerline of N. Lincoln Boulevard to the extended North line of a tract of land described as Tract 3 in Book 10921, Page 743 (Gas Station Tract);

THENCE West along and with the North line of said Gas Station Tract to the Northwest (NW) Corner of said Gas Station Tract;

THENCE South along and with the West line of said Gas Station Tract to the Northeast (NE) Corner of a tract of land described as Tract 2 in Book 10921, Page 743 (Restaurant Tract);

THENCE West along and with the North line of said Restaurant Tract extended to the centerline of Charlie Christian Avenue (also known as Byers Avenue);

THENCE North along and with the centerline of Charlie Christian Avenue (also known as Byers Avenue) to the extended South line of a tract of land recorded in Book 12474, Page 680 (Hotel Tract B);

THENCE East along and with the South line of said Hotel Tract B and the South line of a tract of land recorded in Book 12324, page 1864 (Parking Lot Tract) to the West right-of-way line of N. Lincoln Boulevard;

THENCE Northeasterly perpendicular to the right-of-way of N. Lincoln Boulevard to the centerline of N. Lincoln Boulevard;

THENCE Northwesterly along and with the centerline of N. Lincoln Boulevard to the centerline of E. Sheridan Avenue;

THENCE West along and with the centerline of E. Sheridan Avenue to the extended East line of a tract of land recorded in Book 12097, Page 1406 (Steelyard Tract);

THENCE North along and with the East line of said Steelyard Tract extended to the centerline of Main Street as shown on the plat THE HILL AT BRICKTOWN;

THENCE West along and with the centerline of Main Street to the centerline of N.E. 1st Street;

THENCE Northwesterly along and with the centerline of N.E. 1st Street to the centerline of N. Ellison Avenue;

THENCE Northeasterly along and with the centerline of N. Ellison Avenue to the extended South line of Common Area "G" as shown on the plat THE HILL AT BRICKTOWN;

THENCE Northwesterly along and with the South line of said Common Area "G" to a corner on the north line of Lot 6 Block 5 located 14.37 feet East of the Northwest (NW) Corner of said Lot 6 as shown on the plat THE HILL AT BRICKTOWN SECTION 3;

THENCE Northeast to the Southwest (SW) Corner of Lot 8 Block 6 as shown on the plat THE



HILL AT BRICKTOWN SECTION 3;

THENCE Northeast along and with the West line of said Lot 8 Block 6 to the Northwest (NW) Corner of said Lot 8 Block 6;

THENCE North to the Southwest (SW) Corner of Lot 8 Block 9 as shown on the plat THE HILL AT BRICKTOWN SECTION 3;

THENCE Northeast along and with the West line of said Lot 8 Block 9 to the Northwest (NW) Corner of said Lot 8 Block 9;

THENCE West along and with the North line of Lot 7 Block 9 as shown on the plat THE HILL AT BRICKTOWN SECTION 3 to the extended West line of Lot 1 Block 10 as shown on the plat THE HILL AT BRICKTOWN SECTION 3;

THENCE North along and with the West line of said Lot 1 Block 10 extended to the centerline of N.E. 2nd Street;

THENCE West along and with the centerline of N.E. 2nd Street to the centerline of Russel M. Perry Avenue;

THENCE North along and with the centerline of Russell M. Perry Avenue to the centerline of N.W. 4th Street;

THENCE West along and with the centerline of N.W. 4th Street to the extended East line of a tract of Land recorded in Book 10690, Page 1165 (Block 42 Condos);

THENCE North, West and South along the boundary of said Block 42 Condos to the centerline of N.W. 4th Street;

THENCE West along and with the centerline of N.W. 4th Street to the East right-of-way line of the Railroad;

THENCE North along and with the East right-of-way line of the Railroad to the centerline of N.E. 6th Street;

THENCE East along and with the centerline of N.E. 6th Street to the extended East line of a tract of land recorded in Book 13587, Page 753 (Metropolitan Apartments);

THENCE North along and with the East line of said Metropolitan Apartments to the Northeast (NE) Corner of said Metropolitan Apartments;

THENCE West along and with the North line of said Metropolitan Apartments extended to the centerline of N. Oklahoma Avenue;

THENCE North along and with the centerline of N. Oklahoma Avenue to the centerline of N.E. 10th Street;

THENCE West along and with the centerline of N.E. 10th Street to the East right-of-way line of the railroad;

THENCE North along and with the East right-of-way line of the railroad to the centerline of Park Place;

THENCE East along and with the centerline of Park Place to the centerline of N. Oklahoma Avenue;

THENCE North along and with the centerline of N. Oklahoma Avenue to the centerline of N.E. 13th Street;

THENCE West along and with the centerline of the N.E. 13th Street and N.W. 13th Street to the centerline of N. Robinson Avenue;

THENCE North along and with the centerline of N. Robinson Avenue to the centerline of N.W. 14th Street;

THENCE East along and with the centerline of N.W. 14th Street to the centerline of N. Broadway Avenue;

THENCE North along and with the centerline of N. Broadway Avenue to the POINT OF BEGINNING.

LESS & EXCEPT

Flatiron Tract (Book 12641, Page 828)

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Five (5) as shown on the plat RYAN'S SUBDIVISION recorded in Book 10 of plats, Page 94 and a portion of Harrison Avenue (vacated by Ordinance No. 23,276, as modified by Ordinance No. 23,377 recorded in Book 10595, Page 809) as shown on the amended plat of MAYWOOD ADDITION TO OKLAHOMA CITY, Oklahoma County, Oklahoma recorded in Book 1 of plats, Page 20, being more particularly described as follows:

Beginning at the West corner of said Lot Five (5), said point being the POINT OF BEGINNING;

THENCE North 50°28'03" East, along and with the Northerly line of said Lot Five (5), a distance of 9.16 feet;

THENCE North 39°31'57" West, departing said Northerly line, a distance of 1.50 feet;

THENCE North 50°28'03" East, parallel with the Northerly line of said Lot Five (5), a distance of 121.24 feet;

THENCE South  $39^{\circ}31'57''$  East, a distance of 1.50 feet to a point on the Northerly line of said Lot Five (5);

THENCE North  $50^{\circ}28'03''$  East, along and with the Northerly line of said Lot Five (5), a distance of 1.11 feet;

THENCE South  $41^{\circ}24'46''$  East, departing said Northerly line, a distance of 46.54 feet;

THENCE South  $02^{\circ}28'48''$  West, a distance of 48.46 feet to a point on the South line of said Lot Five (5);

THENCE South  $89^{\circ}49'40''$  West, along and with the South line of said Lot Five (5), a distance of 130.12 feet to the POINT OF BEGINNING.

AND

A tract of land being a part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerline of N.E. 3rd Street and the centerline of N. Central Avenue, said point being the POINT OF BEGINNING;

THENCE East along and with the centerline of N.E. 3rd Street to the extended East line of Lot 13 Block 10 as shown on the plat MILITARY ADDITION;

THENCE South along and with the East line of said Lot 13 extended to the centerline of the East/West Alley in said Block 10;

THENCE West, along and with the centerline of said East/West Alley to the centerline of N. Central Avenue;

THENCE North along and with the centerline of N. Central Avenue to the POINT OF BEGINNING.

AND

A tract of land being a part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerline of N.E. 3rd Street and the centerline of N. Walnut Avenue, said point being the POINT OF BEGINNING;

THENCE East along and with the centerline of N.E. 3rd Street to the extended East line of Lot 4 Block 9 as shown on the plat MILITARY ADDITION;

THENCE South along and with the East line of said Lot 4 extended to the centerline of the East/West Alley in said Block 9;

THENCE West along and with the centerline of said East/West Alley to the centerline of N. Walnut Avenue;

THENCE North along and with the centerline of N. Walnut Avenue to the POINT OF BEGINNING.

AND

A tract of land being a part of the Southeast Quarter (SE/4) of Section 33, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Intersection of the centerline of N.W. 4th Street and the centerline of E.K. Gaylord Boulevard;

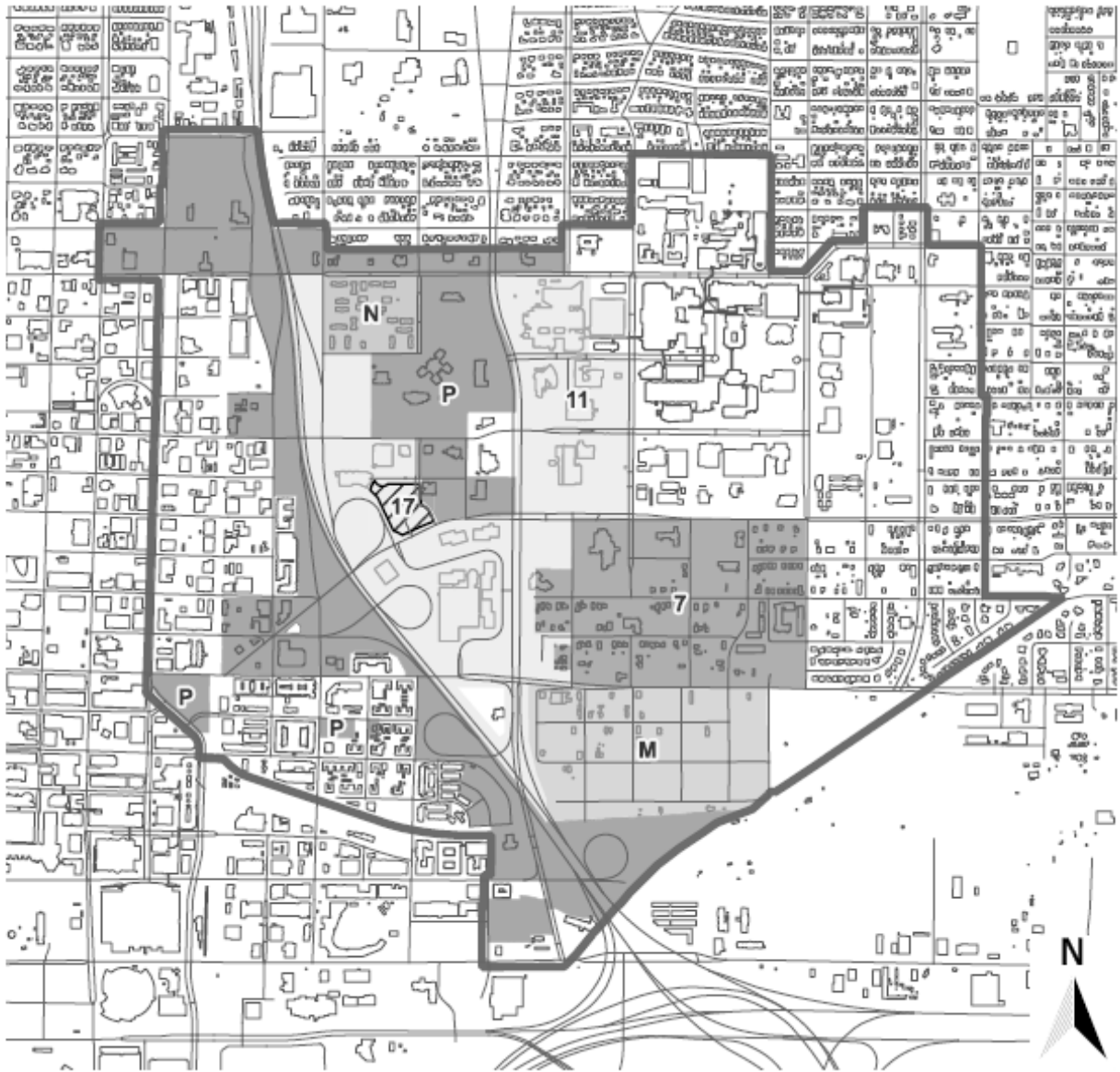
THENCE East along and with the centerline of N.W. 4th Street to the West right-of-way line of the Railroad;

THENCE South along and with the West right-of-way line of the Railroad to the centerline of the East/West Alley in Block 9 as shown on the recorded plat OKLAHOMA CITY ORIGINAL;

THENCE West along and with the centerline of said East/West Alley to the centerline of E.K. Gaylord Boulevard;

THENCE Northwesterly along and with the centerline of E.K. Gaylord Boulevard to the POINT OF BEGINNING.

## PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES



### Legend

— Project Area

#### Increment Areas

-  17
-  11
-  7
-  N
-  M
-  P