



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

APPLICATION FOR REZONING

South Prospect, L.L.C.

Staff Use Only:	
Case No.: PC -	10817
File Date:	5 Apr 22
Ward No.:	4
Neighb. Assoc.:	Resident Hts. Security Assn
School District:	OKC
Extg Zoning:	C-3
Overlay:	—

Project Name

1513 SE 39th Street

Present use is for outdoor storage.

Address / Location of Property to be Rezoned

Present Use of Property

Construct an approximate 6,000 SF Warehouse Rezoning area is 21,375 SF.

Purpose Statement / Proposed Development

I-2 Moderate Industrial District

Applicant owns an additional
79,000 SF of contiguous property
at this location zoned I-2.

Proposed Zoning District

Property is currently zoned C-3.

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Paul Lefebvre and John Michael Williams on behalf of the applicant

Name

Signature of Applicant

Applicant's Name (please print)

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

Mailing Address

Applicant's Mailing Address

522 Colcord Drive, OKC, OK 73102

City, State, Zip Code

City, State, Zip Code

405.516.6934

Phone

Phone

lefebvre@wbfbllaw.com

Email

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.

LETTER OF AUTHORIZATION

I, Randy Coit, as Manager of South Prospect, L.L.C., an Oklahoma limited liability company, which is the owner of the property subject of the APPLICATION FOR REZONING to which this Letter of Authorization is a part, hereby authorize Paul Lefebvre, John Michael Williams and the law firm of Williams, Box, Forshee & Bullard, P.C., to appear on behalf of South Prospect, L.L.C. in connection with the actions affecting such property.

"SOUTH PROSPECT, L.L.C."

By: _____

Randy Coit

Name: Randy Coit

Its: Manager

Date: _____

3-28-22

[illegible]

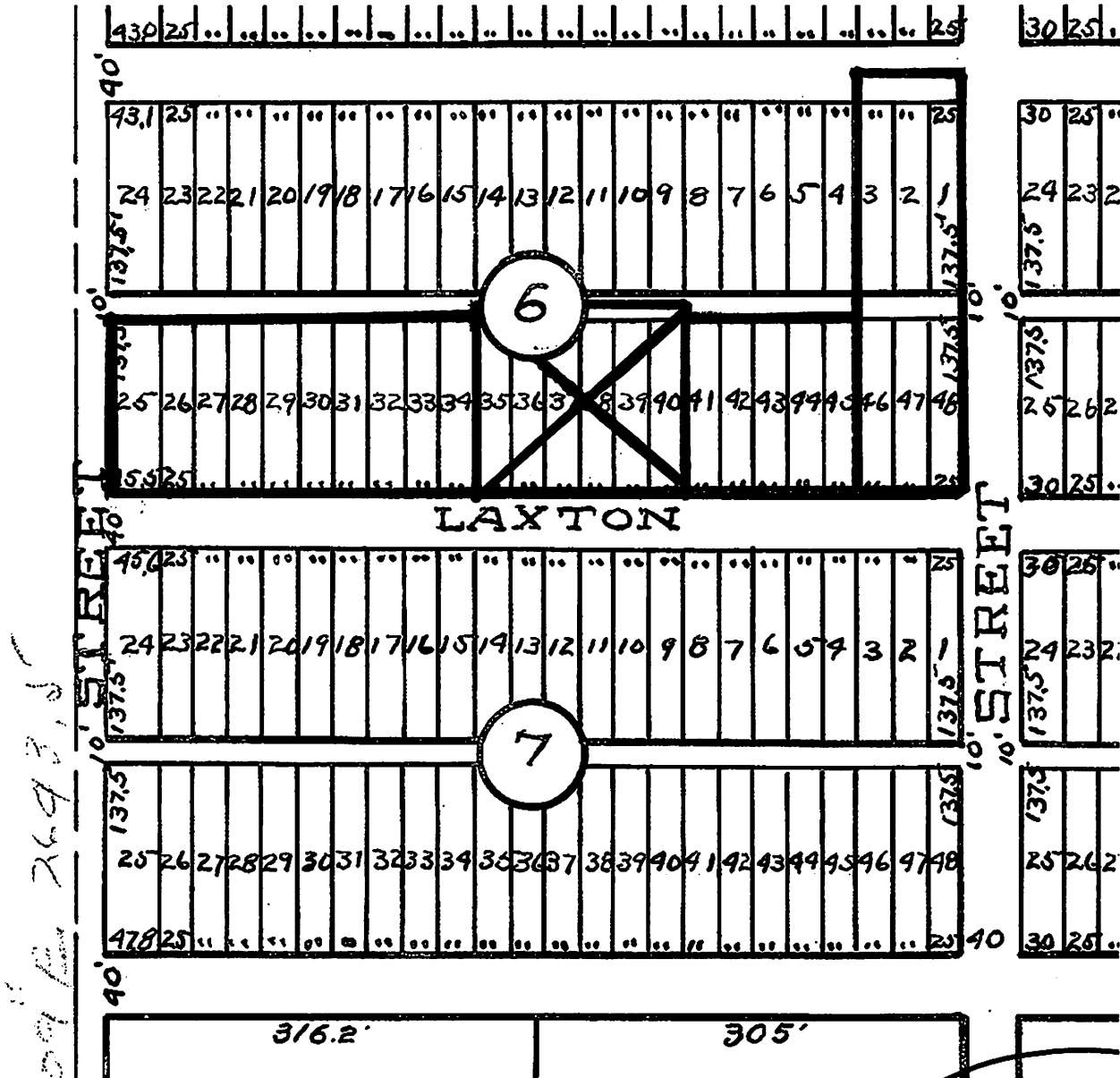
22-46-2

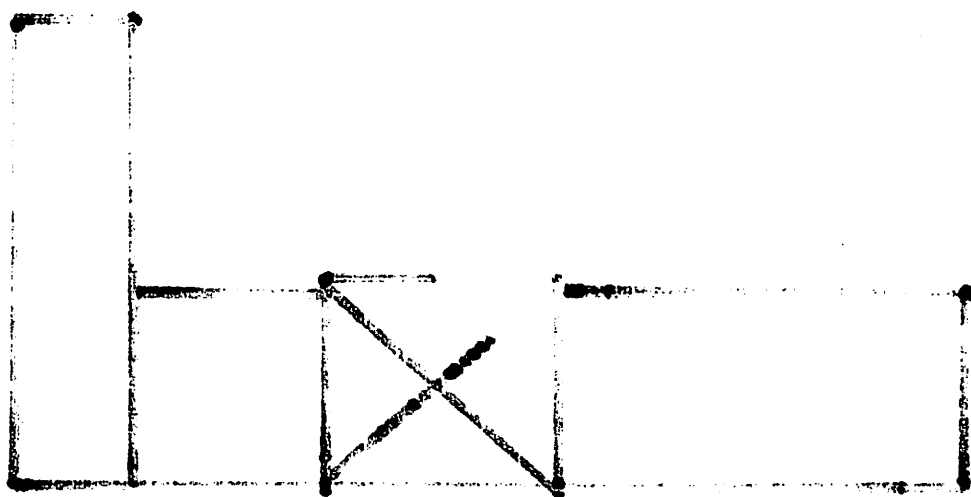
Legal Description of Property to be Rezoned.

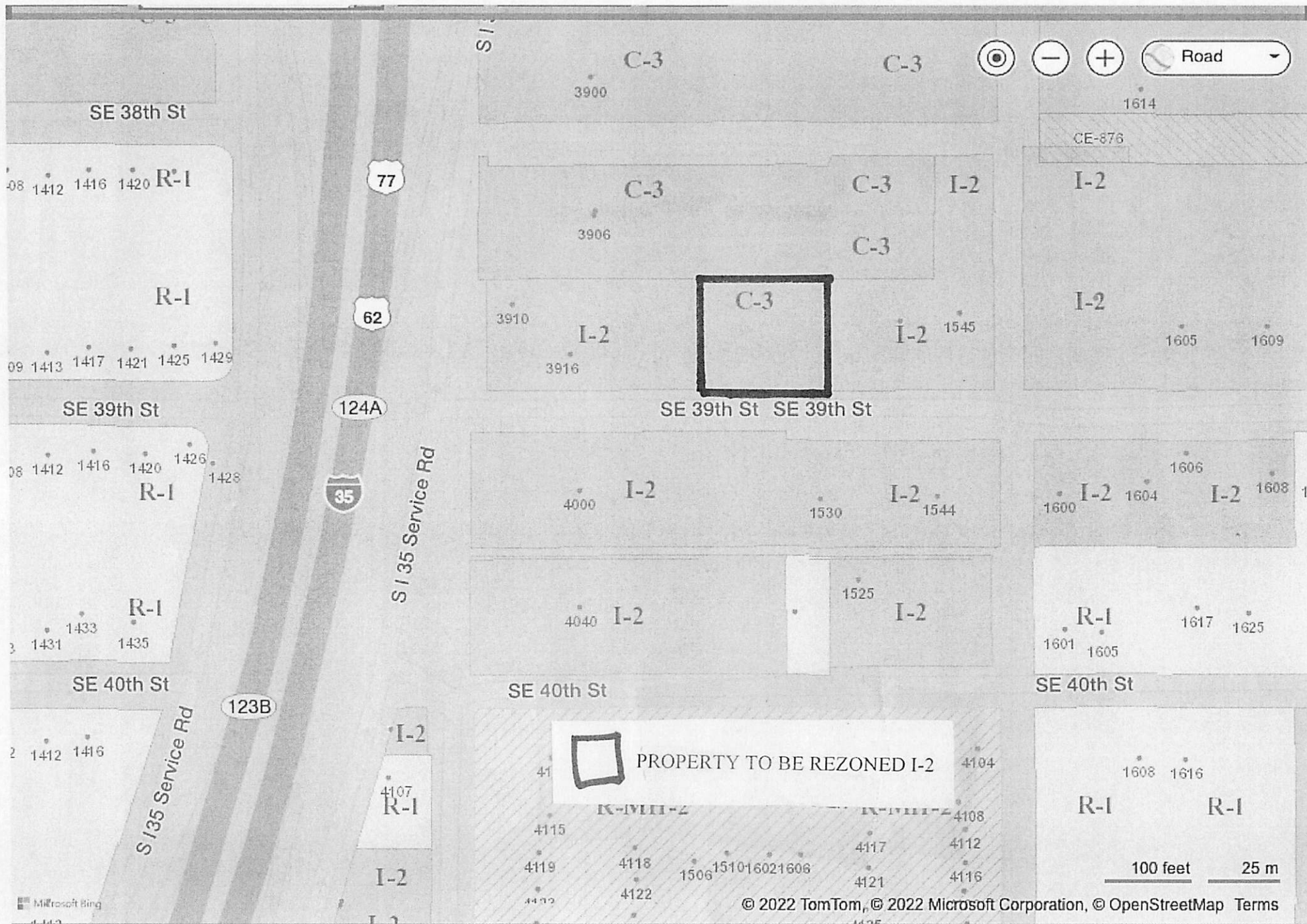
Lots Thirty-Five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40), in Block Six (6), of PASADENA HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof and including the south half of the vacated alley contiguous with said Lots.

SITE PLAN

Detail from Final Plat of PASADENA HEIGHTS ADDITION
to Oklahoma City, O.T., South-East Quarter, Section 14-T11N, R3W
recorded July 16, 1907, Book 7 of Plats, Page 21







PROPERTY TO BE REZONED I-2

100 feet 25 m

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WARRANTY DEED
Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 1905305
American Security Title Insurance Company

20190910011267270
DEED 09/10/2019
02:03:05 PM Book:14128
Page:74 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Know All Men by These Presents:

THAT, Southland Management Co., L.L.C., an Oklahoma Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto South Prospect LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 073405590, 073406600, and 073405810

Grantee's Mailing Address: 3212 NW 1st St, OKC, OK 73112

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its this 3rd day of September, 2019.

SOUTHLAND MANAGEMENT CO., L.L.C.

Randy Whitlow
Randy Whitlow
Manager

1905305
Doc Stamps: \$-690.00
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of September, 2019, personally appeared, Randy Whitlow, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of said entity for the uses and purposes therein set forth.

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

Heather Hamilton
Heather Hamilton
Commission Expires: April 12, 2021

RETURN TO:
Oklahoma City Abstract & Title Co.
9620 S. Pennsylvania, Suite B
Oklahoma City, OK 73159



EXHIBIT "A"
LEGAL DESCRIPTION

Lots One (1), Two (2) and Three (3) and Forty-Six (46), Forty-Seven (47) and Forty-Eight (48), in Block Six (6), of PASADENA HEIGHTS ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and including the south 20.0 feet of the vacated 38th street contiguous with said Lots One (1), Two (2) and Three (3) and also including the vacated alley lying between said lots, subject to utility easements, as specified in Journal Entry filed in Book 4111, page 73.

Lots Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39) and Forty (40), in Block Six (6), of PASADENA HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof and including the south half of the vacated alley contiguous with said Lots, subject to utility easements, as specified in Journal Entry filed in Book 4111, page 73.

Lots Forty-One (41), Forty-Two (42), Forty-Three (43), Forty-Four (44) and Forty-Five (45), in Block Six (6), of PASADENA HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and also including the south half of the vacated alley contiguous with said Lots, subject to utility easements, as specified in Journal Entry filed in Book 4111, page 73.

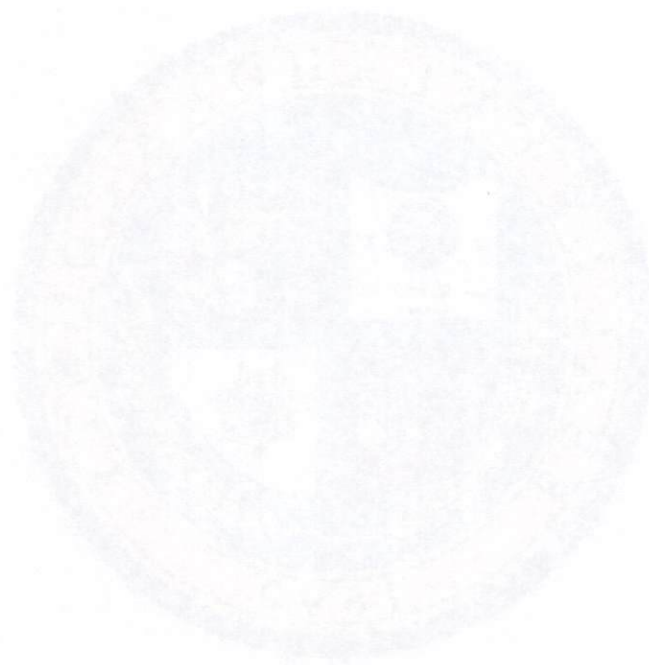


Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R073405590 and is a 400-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.



STATE OF OKLAHOMA
COUNTY OF OKLA.

} ss

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 40002. Radius Report

filed in the office of the County Assessor
on the 31st day of March, 20 22

Given under my hand and official seal this
31st day of March, 20 22

County Assessor

K. Burch

Deputy

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 40000. Rollus Report
filed in the office of the County Assessor
on the 31st day of March, 2022
Given under my hand and official seal this
31st day of March, 2022

K. Birch County Assessor
Deputy

Oklahoma County Assessor
400 ft Radius Report
3-31-2022

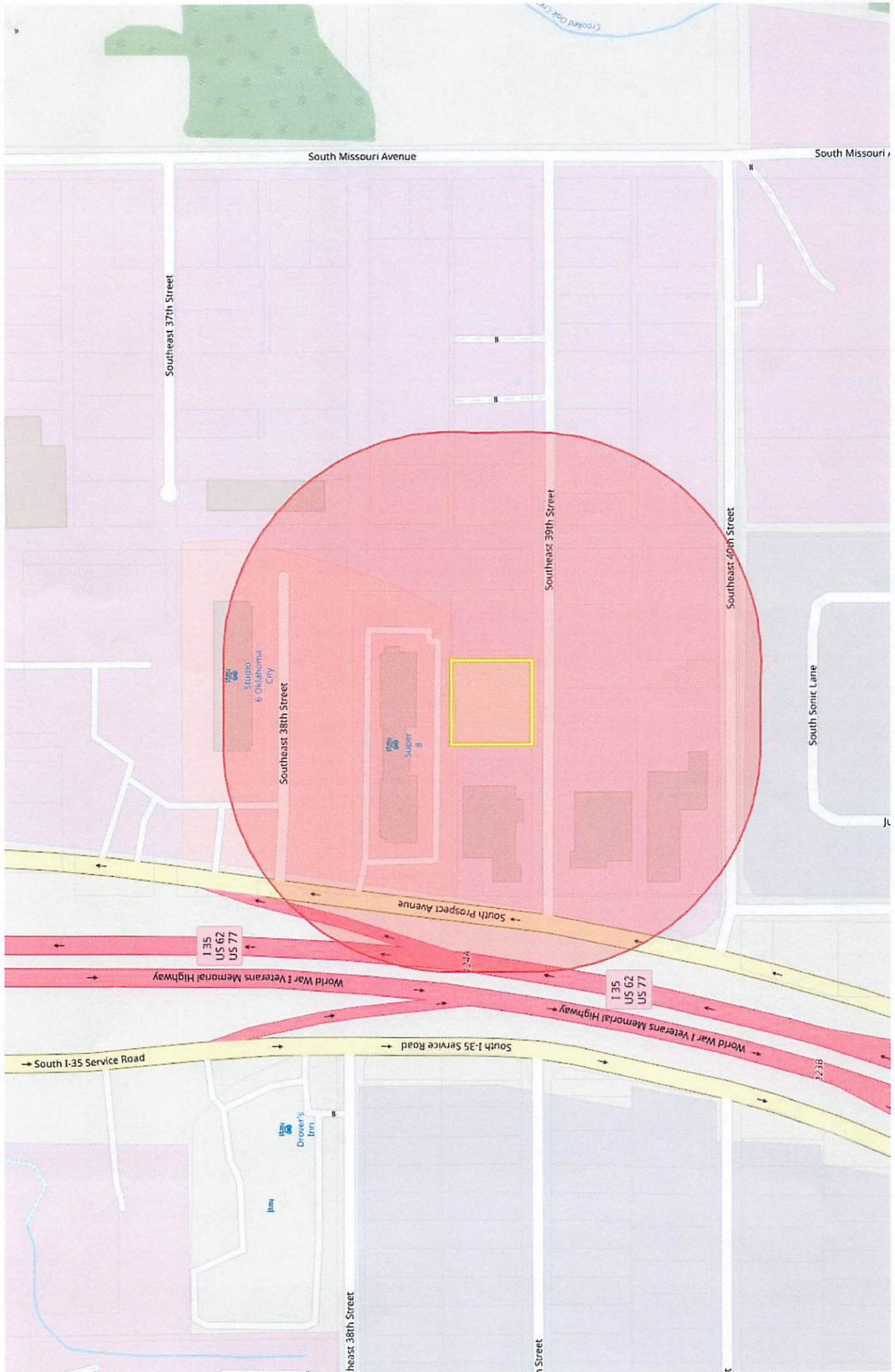
accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location
R073407650	STONETOWN APOLLO LLC		720 S COLORADO BLVD STE 1150N		GLENDALE	CO	80246	PASADENA HEIGHTS ADD	000	000	PASADENA HEIGHTS ADD 000 000 LOTS 1 THRU 4 BLK 12 EX W & 55FT & EX BEG NW/C LOT 2 BLK 12TH E29.73FT SW42.59FT N30.43FT TO BEG PLUS W20FT VAC GEORGIA ST ADJ ON E & LOTS 1 & 4 BLK 13	1617 SE 44TH ST OKLAHOMA CITY
R073405925	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 W5FT OF LOTS 24 & 25 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R073405800	JSRS LAND HOLDING LLC		233 S TRIPLE X RD		CHOCTAW	OK	73020-6911	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 25 THRU 38 EX EASEMENTS OF RECORD	4040 S PROSPECT AVE OKLAHOMA CITY
R073406000	JSRS LAND HOLDING LLC		233 S TRIPLE X RD		CHOCTAW	OK	73020-6911	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 39 & 40	1505 SE 40TH ST OKLAHOMA CITY
R073406010	JSRS LAND HOLDING LLC		233 S TRIPLE X RD		CHOCTAW	OK	73020-6911	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 41 THRU 48	1525 SE 40TH ST OKLAHOMA CITY
R073406350	JSRS LAND HOLDING LLC		233 S TRIPLE X RD		CHOCTAW	OK	73020-6911	PASADENA HEIGHTS ADD	008	000	PASADENA HEIGHTS ADD 008 000 LOTS 25 THRU 36	1601 SE 40TH ST OKLAHOMA CITY
R073405925	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 W5FT OF LOTS 24 & 25 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R073405780	FIVE STAR CHEMICAL CORPORATION		2357 BEECH LN		PAMPA	TX	79065-3024	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 11 THRU 24 EX W5FT OF LOT 24 & EX EASEMENTS OF RECORD	4000 S PROSPECT AVE OKLAHOMA CITY
R073405645	SOUTH PROSPECT LLC		3916 S I 35 SERVICE		OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 5 THRU 10	1530 SE 39TH ST OKLAHOMA CITY
R073405640	GAMBLE GERALD L TRS	GAMBLE GERALD L REV TRUST	204 N ROBINSON AVE STE1450		OKLAHOMA CITY	OK	73102-6806	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 1 THRU 4	1544 SE 39TH ST OKLAHOMA CITY

**Oklahoma County Assessor
400 ft Radius Report
3-31-2022**

R073406300	B VALVE SERVICE INC		PO BOX 95605		OKLAHOMA CITY	OK	73143-5605	PASADENA HEIGHTS ADD	008	000	PASADENA HEIGHTS ADD 008 000 LOTS 23 & 24	1600 SE 39TH ST OKLAHOMA CITY
R073406240	METHVIN NORCROSS & VANSANDT LLC		11995 S HWY 62E		HARRISON	AR	72601	PASADENA HEIGHTS ADD	008	000	PASADENA HEIGHTS ADD 008 000 LOTS 17 THRU 22	1604 SE 39TH ST OKLAHOMA CITY
R073405510	HO SHAWN	NGUYEN THANH	9725 FOX HIRE DR		HIGHLANDS RANCH	CO	80129	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 21 THRU 28	1601 SE 39TH ST OKLAHOMA CITY
R073405501	BRISTOL PROPERTIES INC		817 E 33RD ST		EDMOND	OK	73013	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 5 THRU 20 & LOTS 29 THRU 44	1617 SE 39TH ST OKLAHOMA CITY
R073405625	SOUTH PROSPECT LLC		3916 S I 35 SERVICE RD		OKLAHOMA CITY	OK	73129-6903	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 25 THRU 34 PLUS S5FT VAC ALLEY ADJ ON N	3916 S PROSPECT AVE OKLAHOMA CITY
R073405590	SOUTH PROSPECT LLC		3916 S I 35 SERVICE RD		OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 35 THRU 40 PLUS 1/2 OF VACATED ALLEY ADJ ON N OF SD LOTS CONT .49ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R073405600	SOUTH PROSPECT LLC		3916 S I 35 SERVICE RD		OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 41 THRU 45 PLUS S.5FT OF ADJ ALLEY	1537 SE 39TH ST OKLAHOMA CITY
R073405510	HO SHAWN	NGUYEN THANH	9725 FOX HIRE DR		HIGHLANDS RANCH	CO	80129	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 21 THRU 28	1601 SE 39TH ST OKLAHOMA CITY
R073405501	BRISTOL PROPERTIES INC		817 E 33RD ST		EDMOND	OK	73013	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 5 THRU 20 & LOTS 29 THRU 44	1617 SE 39TH ST OKLAHOMA CITY
R073405610	SOUTH PROSPECT LLC		3916 S I 35 SERVICE RD		OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 1 2 3 46 47 & 48 PLUS S20FT VAC 38TH ST ADJ ON N & 10FT VAC ALL BETWEEN LOTS	1545 SE 39TH ST OKLAHOMA CITY

Oklahoma County Assessor
400 ft Radius Report
3-31-2022

R073403715	JALIYAN HOSPITALITY INC		3852 S PROSPECT AVE		OKLAHOMA CITY	OK	73129-2909	PASADENA HEIGHTS ADD	003	000	PASADENA HEIGHTS ADD 003 000 ALL OF LOTS 4 THRU 23 PT OF LOT 24 & PT OF VACATED STREED ADJ TO N & N/2 OF VAC ALLEY S IN BLK 6 DESC BEG 300FT S & 75FT W OF NE/C BLK 3 TH S182.50FT W523.82FT NE146.01FT	3852 S PROSPECT AVE OKLAHOMA CITY
R073404800	WILLOWBROOK INVESTMENTS LTD		PO BOX 18612		OKLAHOMA CITY	OK	73154-0612	PASADENA HEIGHTS ADD	004	000	PASADENA HEIGHTS ADD 004 000 LOTS 22 THRU 27	1600 SE 37TH ST OKLAHOMA CITY
R073404700	B & C INVESTMENTS		PO BOX 95605		OKLAHOMA CITY	OK	73143-5605	PASADENA HEIGHTS ADD	004	000	PASADENA HEIGHTS ADD 004 000 LOTS 19 THRU 21 & LOTS 28 THRU 32 PLUS N/2 VAC ALLEY ADJ LTS 19-21 ON S & S/2 VAC ALLEY ADJ LTS 28-32 ON N	1610 SE 37TH ST OKLAHOMA CITY
R073403700	ONCUE RE LLC		916 N MAIN ST		STILLWATER	OK	74075	PASADENA HEIGHTS ADD	003	000	PASADENA HEIGHTS ADD BLK 003 LOT 000 ALL OF LOTS 1 THRU 20 & PT OF LOTS 25 THRU 48 & PT OF VACATED ALLEY DESC AS BEG NE/C LOT 1 BLK 3 TH S247.29FT W577.80FT NE77.77FT E69.19FT N170FT E500FT TO BEG CON	3850 S PROSPECT AVE OKLAHOMA CITY



Legal Description of Property to be Rezoned.

Lots Thirty-Five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40), in Block Six (6), of PASADENA HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof and including the south half of the vacated alley contiguous with said Lots.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

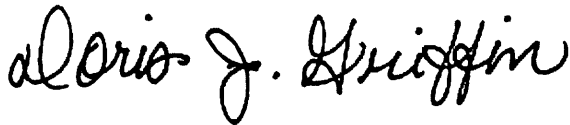
Lots Thirty-Five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40), in Block Six (6), of PASADENA HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof and including the south half of the vacated alley contiguous with said Lots.

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: April 1, 2022 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2730447-OK99

OWNERSHIP REPORT

EFFECTIVE DATE: APRIL 1, 2022 AT 7:30 A.M.

FILE NUMBER 2730447-OK99

DATE PREPARED: APRIL 7, 2022

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1654	R073405590	SOUTH PROSPECT LLC	3916 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 35 THRU 40 PLUS 1/2 OF VACATED ALLEY ADJ ON N OF SD LOTS CONT .49ACRS MORE OR LESS (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1654	R073403715	JALIYAN HOSPITALITY INC	3852 S PROSPECT AVE	OKLAHOMA CITY	OK	73129-2909	PASADENA HEIGHTS ADD	003	000	PASADENA HEIGHTS ADD 003 000 ALL OF LOTS 4 THRU 23 PT OF LOT 24 & PT OF VACATED STREET ADJ TO N & N/2 OF VAC ALLEY S IN BLK 6 DESC BEG 300FT S & 75FT W OF NE/C BLK 3 TH S182.50FT W523.82FT NE146.01FT NE31.18FT E509.36 TO POINT OF BEG CONT 2.13ACRS MORE OR LESS	3852 S PROSPECT AVE OKLAHOMA CITY
1654	R073403700	ONCUE RE LLC	916 N MAIN ST	STILLWATER	OK	74075	PASADENA HEIGHTS ADD	003	000	PASADENA HEIGHTS ADD BLK 003 LOT 000 ALL OF LOTS 1 THRU 20 & PT OF LOTS 25 THRU 48 & PT OF VACATED ALLEY DESC AS BEG NE/C LOT 1 BLK 3 TH S247.29FT W577.80FT NE77.77FT E69.19FT N170FT E500FT TO BEG CONT 2.97ACRS [129,326.90 SQFT] PLUS PT OF BLK 2 BEING W1FT OF S/2 LOT 5 & ALL S/2 OF LOTS 6 THRU 10 & ALL LOTS 33 THRU 43 & W1FT OF LOT 44 EX BEG NW/C LT 33 TH E ALONG N LINE LTS 33 & 34 50FT TO NE/C LT 34 TH SW51.48FT TO A POINT ON W LINE LT 34 TH SW51.48FT TO POINT ON W LINE LT 33 TH N90FT TO BEG (SEE CONTINUED)	3850 S PROSPECT AVE OKLAHOMA CITY

EFFECTIVE DATE: APRIL 1, 2022 AT 7:30 A.M.
DATE PREPARED: APRIL 7, 2022

R073403700
CONTINUED

OWNERSHIP REPORT

FILE NUMBER 2730447-OK99

EFFECTIVE DATE: APRIL 1, 2022 AT 7:30 A.M.

DATE PREPARED: APRIL 7, 2022

	R073403700 CONTINUED									(CONTINUED) SW51.61FT SW60.53FT W31.70FT N140FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BEG NW/C LOT 25 BLK 3 TH E28.39FT SW140.52FT W9.12FT N138.94FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BEG NW/C LOT 24 BLK 6 TH E10FT SW138.01FT N137.50FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BLK 003 PT OF LOTS 21 22 23 & 26 27 28 BEG NE/C LOT 21 TH S170FT W69.19FT NE136.49FT NE53.15FT E10FT TO BEG CONT .21ACRS MORE OR LESS PLUS VAC ST BEG NE/C LOT 1 BLK 3 TH W550FT NE47.17FT E125FT S20FT E375FT S5FT E25FT S15FT TO BEG PLUS VAC ALLEY BEG SE/C LOT 11 BLK 2 S10FT W100FT S10FT W175FT NE32.02FT E250FT TO BEG	
1654	R073404800	WILLOWBROOK INVESTMENTS LTD	PO BOX 18612	OKLAHOMA CITY	OK	73154- 0612	PASADENA HEIGHTS ADD	004	000	PASADENA HEIGHTS ADD 004 000 LOTS 22 THRU 27	1600 SE 37TH ST OKLAHOMA CITY
1654	R073405510	HO SHAWN, NGUYEN THANH	9725 FOX HIRE DR	HIGHLANDS RANCH	CO	80129	PASADENA HEIGHTS ADD	005	000	PASADENA HEIGHTS ADD 005 000 LOTS 21 THRU 28	1601 SE 39TH ST OKLAHOMA CITY
1654	R073405625	SOUTH PROSPECT LLC	3916 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129- 6903	PASADENA HEIGHTS ADD	006	000	PASADENA HEIGHTS ADD 006 000 LOTS 25 THRU 34 PLUS S5FT VAC ALLEY ADJ ON N	3916 S PROSPECT AVE OKLAHOMA CITY
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1654	R073405800	JSRS LAND HOLDING LLC	233 S TRIPLE X RD	CHOCTAW	OK	73020- 6911	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 25 THRU 38 EX EASEMENTS OF RECORD	4040 S PROSPECT AVE OKLAHOMA CITY
1654	R073406000	JSRS LAND HOLDING LLC	233 S TRIPLE X RD	CHOCTAW	OK	73020- 6911	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 39 & 40	1505 SE 40TH ST OKLAHOMA CITY
1654	R073406010	JSRS LAND HOLDING LLC	233 S TRIPLE X RD	CHOCTAW	OK	73020- 6911	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 41 THRU 48	1525 SE 40TH ST OKLAHOMA CITY
1654	R073405925	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 W5FT OF LOTS 24 & 25 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1654	R073405780	FIVE STAR CHEMICAL CORPORATION	2357 BEECH LN	PAMPA	TX	79065- 3024	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 11 THRU 24 EX W5FT OF LOT 24 & EX EASEMENTS OF RECORD	4000 S PROSPECT AVE OKLAHOMA CITY
1654	R073405645	SOUTH PROSPECT LLC	3916 S I 35 SERVICE	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 5 THRU 10	1530 SE 39TH ST OKLAHOMA CITY
1654	R073405640	GAMBLE GERALD L TRS, GAMBLE GERALD L REV TRUST	204 N ROBINSON AVE STE1450	OKLAHOMA CITY	OK	73102- 6806	PASADENA HEIGHTS ADD	007	000	PASADENA HEIGHTS ADD 007 000 LOTS 1 THRU 4	1544 SE 39TH ST OKLAHOMA CITY
1654	R073406300	B VALVE SERVICE INC	PO BOX 95605	OKLAHOMA CITY	OK	73143- 5605	PASADENA HEIGHTS ADD	008	000	PASADENA HEIGHTS ADD 008 000 LOTS 23 & 24	1600 SE 39TH ST OKLAHOMA CITY

OWNERSHIP REPORT

EFFECTIVE DATE: APRIL 1, 2022 AT 7:30 A.M.

FILE NUMBER 2730447-OK99

DATE PREPARED: APRIL 7, 2022

1654	R073406350	JSRS LAND HOLDING LLC	233 S TRIPLE X RD	CHOCTAW	OK	73020- 6911	PASADENA HEIGHTS ADD	8	0	PASADENA HEIGHTS ADD 008 000 LOTS 25 THRU 36	1601 SE 40TH ST OKLAHOMA CITY
1654	R073406240	METHVIN NORCROSS & VANSANDT LLC	11995 S HWY 62E	HARRISON	AR	72601	PASADENA HEIGHTS ADD	008	000	PASADENA HEIGHTS ADD 008 000 LOTS 17 THRU 22	1604 SE 39TH ST OKLAHOMA CITY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF
OKLAHOMA COUNTY
OF OKLAHOMA

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The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma; by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are the owners of the conveyance or final decree of record of certain properties located within 300 feet in all directions of the following Lots Thirty-Five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40), in Block 10, HEIGHTS ADDmON, an Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof, and the half of the vacated alley contiguous with said Lots.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from 1 to 10. *NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential and is not to be construed as an abstract of title, opinion of title, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records as defined by the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not warrant the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes the limitation of this report*

Dated: April 1, 2022 at 7:30 AM

First American Title Insurance Company

By: **d) ? i • 9f ?**

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049 File No. 2730447-OK99

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME
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1654	R073405590	SOUTH PROSPECT LLC	3916 S 135 SERVICE RD	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD
1654	R073403715	JALIYAN HOSPITALITY INC	3852 S PROSPECT AVE	OKLAHOMA CITY	OK	73129- 2909	PASADENA HEIGHTS ADD
1654	R073403700	ONCUE RE LLC	916 N MAIN ST	STILLWATER	OK	74075	PASADENA HEIGHTS ADD

	R073403700 CONTINUED						
	R073403700 CONTINUED						
1654	R073404800	WILLOWBROOK INVESTMENTS LTD	PO BOX 18612	OKLAHOMA CITY	OK	73154- 0612	PASADENA HEIGHTS ADD
1654	R073405510	HO SHAWN, NGUYEN THANH	9725 FOX HIRE DR	HIGHLANDS RANCH	CO	80129	PASADENA HEIGHTS ADD
1654	R073405625	SOUTH PROSPECT LLC	3916 S 135 SERVICE RD	OKLAHOMA CITY	OK	73129- 6903	PASADENA HEIGHTS ADD
1654	R073405600	SOUTH PROSPECT LLC	3916 S 135 SERVICE RD	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD
1654	R073405610	SOUTH PROSPECT LLC	3916 S 135 SERVICE RD	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD
1654	R073405800	JSRS LAND HOLDING LLC	233 S TRIPLEX RD	CHOCTAW	OK	73020- 6911	PASADENA HEIGHTS ADD

1654	R073406000	JSRS LAND HOLDING LLC	233 S TRIPLE X RD	CHOCTAW	OK	73020-6911	PASADENA HEIGHTS ADD
1654	R073406010	JSRS LAND HOLDING LLC	233 S TRIPLEX RD	CHOCTAW	OK	73020-6911	PASADENA HEIGHTS ADD
1654	R073405925	CITY OF OKLA CITY	200N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	PASADENA HEIGHTS ADD
1654	R073405780	FIVE STAR CHEMICAL CORPORATION	2357 BEECH LN	PAMPA	TX	79065-3024	PASADENA HEIGHTS ADD
1654	R073405645	SOUTH PROSPECT LLC	3916 S 135 SERVICE	OKLAHOMA CITY	OK	73129	PASADENA HEIGHTS ADD
1654	R073405640	GAMBLE GERALD L TRS, GAMBLE GERALD L REV TRUST	204N ROBINSON AVE STE1450	OKLAHOMA CITY	OK	73102-6806	PASADENA HEIGHTS ADD
1654	R073406300	B VALVE SERVICE INC	PO BOX95605	OKLAHOMA CITY	OK	73143-5605	PASADENA HEIGHTS ADD
1654	R073406350	JSRS LANO HOLDING LLC	233 S TRIPLEX RD	CHOCTAW	OK	73020-6911	PASADENA HEIGHTS ADD
1654	R073406240	METHVIN NORCROSS& VANSANDT LLC	11995S HWY 62E	HARRISON	AR	72601	PASADENA HEIGHTS ADD

at the following Ownership is
ounty, Oklahoma, as updated
ords, are based on the last
ving described land:
ock Six (6), of PASADENA
ereof and including the south

(1) to (5), both inclusive.
*Confidential This report contains
e commitment, title insurance
ecords which under the
, unreleased or record
ey for matters of a legal nature
r does not guarantee validity of
: agreement and confirmation*

BLOCK	LOT	LEGAL	LOCATION
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006	000	PASADENA HEIGHTS ADD 006 000 LOTS 35 THRU 40 PLUS 1/2 OF VACATED ALLEY ADJ ON N OF SD LOTS CONT .49ACRS MORE OR LESS (SUBJECT PROPERTY)	0UNKNOWN OKLAHOMA CITY
003	000	PASADENA HEIGHTS ADD 003 000 ALL OF LOTS 4 THRU 23 PT OF LOT 24 & PT OF VACATED STREET ADJ TON & N/2 OF VAC ALLEYS IN BLK 6 DESC BEG 300FT S & 75FT W OF NE/C BLK 3 TH S182.50FT W523.82FT NE146.01FT NE31.18FT ES09.36 TO POINT OF BEG CONT 2.13ACRS MORE OR LESS	3852 S PROSPECT AVE OKLAHOMA CITY
003	000	PASADENA HEIGHTS ADD BLK 003 LOT 000 ALL OF LOTS 1 THRU 20 & PT OF LOTS 25 THRU 48 & PT OF VACATED ALLEY DESC AS BEG NE/C LOT 1 BLK 3 TH S247.29FT W577.80FT NE77.77FT E69.19FT N170FT ES00FT TO BEG CONT 2.97ACRS [129,326.90 SQFT] PLUS PT OF BLK 2 BEING WIFT OF S/2 LOT 5 & ALL S/2 OF LOTS 6 THRU 10 & ALL LOTS 33 THRU 43 & WIFT OF LOT 44 EX BEG NW/C LT 33 TH E ALONG N LINE LTS 33 & 34 SOFT TO NE/C LT 34 TH SWS1.48FT TO A POINT ON W LINE LT 34 TH SW51.48FT TO POINT ON W LINE LT 33 TH N90FT TO BEG (SEE CONTINUED)	38S0S PROSPECT AVE OKLAHOMA CITY
		(CONTINUED) PLUS PT VACATED STREETS & ALLEYS ADJ SD PROPERTY PLUS PASADENA HEIGHTS ADD BLK 002 S/2 OF LOTS 2 THRU 4 & S/2 OF E24FT OF LOT 5 PLUS N/2 VACATED ALLEY ADJ ON S PLUS E24FT OF LOT 44 & ALL LOTS 45 THRU 47 PLUS PT VACATED STREETS & ALLEYS ADJ SD PROPERTY PLUS BLK 002 PT OF LOTS 1112 & 13 DESC BEG SW/C OF LOT 13 TH N7.83FT NE42.57FT NE56.47FT TO E LINE OF LOT 11 W75FT TO BEG PLUS LOTS 14 16 17 & 18 EX N20FT PLUS LOTS 24 THRU 28 & 31 32 SUBJ TO ESMTS FOR HWY PLUS LOTS 29 30 PLUS BEG SW/CLOT 33 BLK 2 TH N140FT ES0FT SW103.21FT S30FT	

		SE31.92FT W25FT TO BEG PLUS BEG NW/C LOT 24 BLK 3 TH E105.33FT SW53.30FT (SEE CONTINUED)	
		(CONTINUED) SW51.61FT SW60.53FT W31.70FT N140FTTO BEG SUBJ TO ESMTS FOR HWY PLUS BEG NW/C LOT 25 BLK 3 TH E28.39FT SW140.52FT W9.12FT N138.94FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BEG NW/C LOT 24 BLK 6 TH E10FT SW138.01FT N137.50FT TO BEG SUBJ TO ESMTS FOR HWY PLUS BLK 003 PT OF LOTS 2122 23 & 26 27 28 BEG NE/CLOT 21 TH S170FT W69.19FT NE136.49FT NE53.15FT E10FTTO BEG CONT .21ACRS MORE OR LESS PLUS VAC ST BEG NE/C LOT 1 BLK 3 TH W550FT NE47.17FT E125FT S20FT E375FT S5FT E25FT S15FT TO BEG PLUS VAC ALLEY BEG SE/C LOT 11 BLK 2 S10FT W100FT S10FT W175FT NE32.02FT E250FT TO BEG	
004	000	PASADENA HEIGHTS ADD 004 000 LOTS 22 THRU 27	1600SE 37TH ST OKLAHOMA CITY
005	000	PASADENA HEIGHTS ADD 005 000 LOTS 21 THRU 28	1601 SE 39TH ST OKLAHOMA CITY
006	000	PASADENA HEIGHTS ADD 006 000 LOTS 25 THRU 34 PLUS S5FT VAC ALLEY ADJ ON N	3916S PROSPECT AVE OKLAHOMA CITY
006	000	PASADENA HEIGHTS ADD 006 000 LOTS 41 THRU 45 PLUS S.5FT OF ADJ ALLEY	1537 SE 39TH ST OKLAHOMA CITY
006	000	PASADENA HEIGHTS ADD 006 000 LOTS 12 3 46 47 & 48 PLUS S20FT VAC 38TH ST ADJ ON N & 10FT VAC ALL BETWEEN LOTS	1545 SE 39TH ST OKLAHOMA CITY
007	000	PASADENA HEIGHTS ADD 007 000 LOTS 25 THRU 38 EX EASEMENTS OF RECORD	4040S PROSPECT AVE OKLAHOMA CITY

007	000	PASADENA HEIGHTS ADD 007 000 LOTS 39 &40	1505 SE 40TH ST OKLAHOMA CITY
007	000	PASADENA HEIGHTS ADD 007 000 LOTS 41 THRU 48	1525 SE 40TH ST OKLAHOMA CITY
007	000	PASADENA HEIGHTS ADD 007 000 W5FT OF LOTS 24 & 25 EXEMPT	UNKNOWN OKLAHOMA CITY
007	000	PASADENA HEIGHTS ADD 007 000 LOTS 11 THRU 24 EX W5FT OF LOT 24 & EX EASEMENTS OF RECORD	4000S PROSPECT AVE OKLAHOMA CITY
007	000	PASADENA HEIGHTS ADD 007 000 LOTS 5 THRU 10	1530 SE 39TH ST OKLAHOMA CITY
007	000	PASADENA HEIGHTS ADD 007 000 LOTS 1 THRU 4	1544 SE 39TH ST OKLAHOMA CITY
008	000	PASADENA HEIGHTS ADD 008 000 LOTS 23 & 24	1600 SE 39TH ST OKLAHOMA CITY
8	0	PASADENA HEIGHTS ADD 008 000 LOTS 25 THRU 36	1601 SE 40TH ST OKLAHOMA CITY
008	000	PASADENA HEIGHTS ADD 008 000 LOTS 17 THRU 22	1604 SE 39TH ST OKLAHOMA CITY