



The City of Oklahoma City *PC Info & Inv sent*  
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 PUD ReZONING

Planned Unit Development District

Seefried Industrial Properties, Inc.

Name of Development or Applicant

8000 S. Air Depot Blvd. SE Corner of I-240 and Air Depot Intersection

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

Rezoning to allow use as Office/Warehouse

ReZoning Area (Acres or Square Feet)

96.81 acres

Summary Purpose Statement / Proposed Development

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

*Paul Lefebvre*  
Signature of Applicant  
David Box and Paul Lefebvre on behalf of the applicant

Name

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

405.232.0080

Phone

Phone

dmbox@wbflaw.com

Email

Email

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

Staff Use Only
Case No.: PUD - 1909
File Date: 2-5-12
Ward No.: 4
Nbhd. Assoc.: Mid Del
School District: R-1
Extg Zoning: AE-1 & 2
Overlay: AE-1 & 2

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT

**PUD-\_\_\_\_\_**

MASTER DESIGN STATEMENT

**July 21, 2022**

**PREPARED BY:**

Williams, Box, Forshee & Bullard PC  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbbox@wbfbllaw.com](mailto:dmbbox@wbfbllaw.com)

## **TABLE OF CONTENTS**

<b>INTRODUCTION</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION</b>	<b>2.0</b>
<b>OWNER/DEVELOPER</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA</b>	<b>4.0</b>
<b>ZONING</b>	<b>4.1</b>
<b>PHYSICAL CHARACTERISTICS</b>	<b>5.0</b>
<b>CONCEPT</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY</b>	<b>7.0</b>
<b>STREETS</b>	<b>7.1</b>
<b>SANITARY SEWER</b>	<b>7.2</b>
<b>WATER</b>	<b>7.3</b>
<b>FIRE PROTECTION</b>	<b>7.4</b>
<b>GAS, ELECTRICAL AND TELEPHONE SERVICES</b>	<b>7.5</b>
<b>PUBLIC TRANSPORTATION</b>	<b>7.6</b>
<b>DRAINAGE</b>	<b>7.7</b>
<b>PLAN OKC</b>	<b>7.8</b>
<b>SPECIAL DEVELOPMENT REGULATIONS</b>	<b>8.0</b>
<b>USE AND DEVELOPMENT REGULATIONS</b>	<b>8.1</b>
<b>SPECIAL CONDITIONS</b>	<b>9.0</b>
<b>FAÇADE REGULATIONS</b>	<b>9.1</b>
<b>LANDSCAPING REGULATIONS</b>	<b>9.2</b>
<b>SCREENING REGULATIONS</b>	<b>9.3</b>

<b>PLATTING REGULATIONS</b>	<b>9.4</b>
<b>DUMPSTER REGULATIONS</b>	<b>9.5</b>
<b>ACCESS REGULATIONS</b>	<b>9.6</b>
<b>SIGNAGE REGULATIONS</b>	<b>9.7</b>
<b>LIGHTING REGULATIONS</b>	<b>9.8</b>
<b>SETBACK REGULATIONS</b>	<b>9.9</b>
<b>HEIGHT REGULATIONS</b>	<b>9.10</b>
<b>PARKING REGULATIONS</b>	<b>9.11</b>
<b>SIDEWALK REGULATIONS</b>	<b>9.12</b>
<b>OVERHEAD DOORS</b>	<b>9.13</b>
<b>SPECIFIC PLAN</b>	<b>9.14</b>
<b>EXHIBITS</b>	<b>10.0</b>

## **1.0 INTRODUCTION**

The property (the "Property") subject of this Planned Unit Development ("PUD") is located within Section 34, Township 11 North, Range 2 West of the Indian Meridian in the City of Oklahoma City, Oklahoma County, Oklahoma. It consists of 96.81 acres.

## **2.0 LEGAL DESCRIPTION**

The Property is described on **Exhibit A**, attached hereto, which is made a part of this PUD. A topographic survey, marked as **Exhibit B**, is attached hereto.

## **3.0 OWNER/DEVELOPER**

The Property is owned, in part, by The City of Oklahoma City, a municipal corporation, by means of a Warranty Deed recorded September 12, 1979, in Book 4603, Page 1485 (S/2 of the NW/4 of Section 34, Township 11 North, Range 2 West), and in part, by the Oklahoma City Municipal Improvement Authority, a charitable public trust, by means of a Warranty Deed recorded April 16, 1962, in Book 2738, Page 701 (E/2 of Section 34, Township 11 North, Range 2 West), and a Warranty Deed recorded December 14, 1967, in Book 3563, Page 611 (SW/4 of Section 4, Township 11 North, Range 2 West), all in the office of the Oklahoma County Clerk. The Oklahoma City Water Utilities Trust is the equitable owner of the Property by a Master Lease Agreement with The City of Oklahoma City. The Property is currently under contract with Seefried Industrial Properties, Inc.

## **4.0 SITE AND SURROUNDING AREA**

The Property is located at 8000 S. Air Depot Boulevard, which is south of Tinker Air Force Base at the southeast corner of the I-240 and Air Depot Boulevard intersection.

### **4.1 ZONING**

The Property is undeveloped and zoned R-1 Single-Family Residential. Surrounding properties are zoned and used as follows:

- North: North of I-240 the land is zoned I-3 Heavy Industrial and used by Tinker Air Force Base.
- South: This property is zoned R-1 Single-Family Residential and is undeveloped except for its use as the Oklahoma City Police Department Gun Range and Bomb Squad training and disposal area.
- East: Undeveloped land owned by the Oklahoma City Municipal Improvement Authority. This property was zoned PUD-975 by application of the Oklahoma City Water and Wastewater Department on May 4, 2004. The applicant's proposed use was for a mixture of commercial and recreational development including restaurants, boating, marina, camping and RV facilities, and golf facilities.

West: In part zoned R-1 Single-Family Residential and used as a portion of the I-240 right of way, and in part undeveloped land zoned PUD-1729 which proposes a mixed-use development subdivided into five distinct tracts with base zoning districts ranging from C-3 Community Commercial District, to R-4 General Residential District, to R-2 Medium-Low Density Residential District, to R-1 Single-Family Residential District, and to I-2 Moderate Industrial District.

## **5.0 PHYSICAL CHARACTERISTICS**

The Property is undeveloped. Predevelopment, the elevation of the subject property ranges from 1,294 at the north property line to 1,240 at the south edge of the property. Slope analysis reveals 4% average slope across the site north to south. The subject property soils are lean to fat clay from (0.5'-6') and weathered shale from (6'-30') below grade. There is minimal tree cover onsite, tree coverage is approximately 10%. The site is located within the Elm Creek (HUC-12: 111003020104) sub-watershed, which generally drains to the south toward the Little River. Approximately 3.3% of the subject property is in the (50- or 100-) year flood plain. Common open spaces included in this Planned Unit Development include, steep slopes, stream corridors, tree canopies, which are shown on the Master Development Plan. Open space is provided for flood plain areas and a USGS blue line stream centrally located onsite and progresses south off property. The stream is considered jurisdictional by the US Army Core of Engineers (USACE).

## **6.0 CONCEPT**

The Property will be platted and developed in phases. The initial phase of development will be the construction and operation of an office and warehouse facility (defined as the "Warehouse Facility"). Some processing of inventory will occur within the Warehouse Facility. Once platted the tract (the "Warehouse Tract") within which the Warehouse Facility will be located will contain sufficient space for the future expansion of the Warehouse Facility. The Master Development Plan Map, marked as **Exhibit C**, and attached hereto, depicts the general location of the Warehouse Facility on the Property as well as the proposed expansion area. Other tracts will be developed as conditions dictate. Once platted the boundaries of the Warehouse Tract will be established as well as those of all other tracts.

## **7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The Property has access to S. Air Depot Boulevard, a public street. Proposed streets located within this PUD will be private but constructed to Oklahoma City paving standards.

## **7.2 SANITARY SEWER**

Public sanitary sewer facilities to the Property are available. Within the property subject of the PUD, sanitary sewer services will be provided from a public main to each platted lot or block by means of a dedicated utility easement.

## **7.3 WATER**

Water facilities to the Property are available. Within the property subject of the PUD, water services will be provided from a public main to each platted lot or block by means of a dedicated utility easement.

## **7.4 FIRE PROTECTION**

The nearest fire station to the Property is Oklahoma City Fire Station #13 which is located approximately 0.7 miles from the Property. The street address for Station #13 is 7000 SE 74th St, Oklahoma City, OK 73135..

## **7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES**

Proper coordination with public utilities will be made in conjunction with the development of the Property.

## **7.6 PUBLIC TRANSPORTATION**

Public Transportation is currently unavailable adjacent to this site.

## **7.7 DRAINAGE**

A portion of the property within this PUD is within a FEMA 100-year flood plain. The general location of the FEMA 100-year flood plain is delineated on the Master Development Plan. Otherwise, development of this parcel will comply with the requirements of the Oklahoma City Municipal Code, 2020, as amended.

## **7.8 PLANOKC**

PlanOKC designates the Property as "Open Space".

## **8.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD. 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended (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 PUD, 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 PUD 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 planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

This PUD shall be governed by the Use and Development Regulations of the I-2 Moderate Industrial District, except as may be modified herein. Those uses permitted in accordance with Use Unit 8300.1 (Administrative and Professional Offices) and Use Unit 8350.16 (Wholesaling, Storage and Distribution: Restricted) shall be uses permitted by right in this PUD; provided, however, notwithstanding anything stated herein to the contrary, the following uses shall be specifically permitted by right: (i) warehouse and office use, (ii) receiving, storing, assembling, shipping, distributing, and processing inventory, (iii) the removal and application of high temperature and low temperature thermal spray coatings on site, (iv) parking, storage use, incidental maintenance, fueling, and outdoor and indoor loading and unloading of vehicles, including automobiles, fleet vehicles, trucks and trailers, (v) using, handling, and storing hazardous materials in the ordinary course of business, and (vi) ancillary and related uses for any of the foregoing.

The following development regulations, expressly authorized by this PUD, are applicable to the Warehouse Tract, as such tract is generally located on the Master Development Plan Map and the boundaries of which will be established with specificity once platted. Such regulations include but are not limited to (i) the construction and operation of an approximate 800,280 square foot office and warehouse facility (the "Warehouse Facility") designed for future expansion of no less than +/- 100,000 square feet, (ii) the use of one story tilt-up or precast concrete and structural steel framing, (iii) column spacing typically of 52 foot length by 50 foot width column bays, (iv) 60 foot staging bays, and (v) a two story office facility of approximately 87,000 square feet in area as part of the 800,280 footprint of the Warehouse Facility. The aforementioned two story office facility is expressly permitted to include the construction and operation of a catering kitchen and fitness center. The construction and operation of a training center building of +/- 80,000 square feet is expressly permitted by this PUD. Such a training center will be constructed on a portion of the Property other than the Warehouse Tract.



## **9.0 SPECIAL CONDITIONS**

### **9.1 FAÇADE REGULATIONS**

The façade regulations shall be governed by the I-2 Moderate Industrial Zoning District regulations, except as may be modified herein. The use of tilt-up or precast concrete and structural steel framing is expressly permitted as are aluminium mullions and glass for storefronts. Concrete materials may consist of textured and painted site cast concrete wall panels with reveals, form liner, stone or faux stone accents and aluminum storefront with one inch insulated tinted glass.

### **9.2 LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

### **9.3 SCREENING REGULATIONS**

In accordance with I-2 Moderate Industrial Zoning District regulations.

### **9.4 PLATTING REGULATIONS**

Platting the Property is not required but is permitted.

### **9.5 DUMPSTER REGULATIONS**

Dumpsters and compactors shall be consolidated where practical and located within an area a minimum of 50 feet from any residential district and shall be screened from view from a public right of way.

### **9.6 ACCESS REGULATIONS**

There shall be two access points from S. Air Depot Boulevard in this PUD. General locations are depicted on the Master Development Plan Map, marked as **Exhibit C**, and attached hereto. One of the two access points will be dedicated for truck ingress and egress purposes. The other access point will be dedicated for automobile ingress and egress. The pattern of ingress and egress is depicted on the Master Development Plan Map.

### **9.7 SIGNAGE REGULATIONS**

#### **9.7.1 ACCESSORY AND FREE STANDING SIGNS**

A sign that contains the name of any business located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this PUD. Two (2) freestanding signs shall be permitted in this PUD. All such freestanding signs shall be ground (monument) signs

with the maximum size being (8) feet high and (100) square feet in area and shall have no less than (25) square feet of landscaping at the base. The signs shall be covered with a material consistent with the commercial buildings they serve. No pole signs will be allowed.

#### **9.7.2 ATTACHED SIGNS**

Attached signs shall be permitted in accordance with the base zoning district regulations; however, individual canopy signs shall be permitted for each business use in the PUD and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

#### **9.7.3 NON-ACCESSORY SIGNS**

Not permitted.

#### **9.7.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)**

Electronic Message Display signs will be in accordance with the base zoning district regulations

#### **9.8 LIGHTING REGULATIONS**

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended. To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

#### **9.9 SETBACK REGULATIONS**

Unless modified herein, setback regulations shall be in accordance with those of the I-2 Moderate Industrial Zoning District regulations.

#### **9.10 HEIGHT REGULATIONS**

Unless modified herein, building height regulations shall be in accordance with those of the I-2 Moderate Industrial Zoning District.

#### **9.11 PARKING REGULATIONS**

Unless modified herein, the parking regulations shall be in accordance with those of the I-2 Moderate Industrial Zoning District; however, with respect to the Warehouse Tract which is expected to have +/- 380 one shift employees, 551 parking spaces shall be provided and that number of parking spaces shall be deemed to satisfy all required parking regulations. The aforementioned 551 parking spaces shall include not less than 100 trailer parking

spaces, not less than 400 car parking spaces (inclusive of the number of accessible space required by ADA regulations), and not less than 6 charging stations.

#### **9.12 SIDEWALK REGULATIONS**

Five-foot sidewalks shall be constructed along S. Air Depot Boulevard, or 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.

#### **9.13 OVERHEAD DOORS**

This PUD expressly allows an unlimited number of loading docks and overhead doors.

#### **9.14 SPECIFIC PLAN**

A Specific Plan shall be required.

#### **10.0 EXHIBITS**

The following exhibits are attached:

- Exhibit A:** Legal Description of the Property
- Exhibit B:** Topographic Survey
- Exhibit C:** Master Development Plan Map
- Exhibit D:** Conceptual Elevations

**EXHIBIT "A"**  
Legal Description

**For Tax Map ID(s): 168503725, 168503675, 168503800 and 168503775**

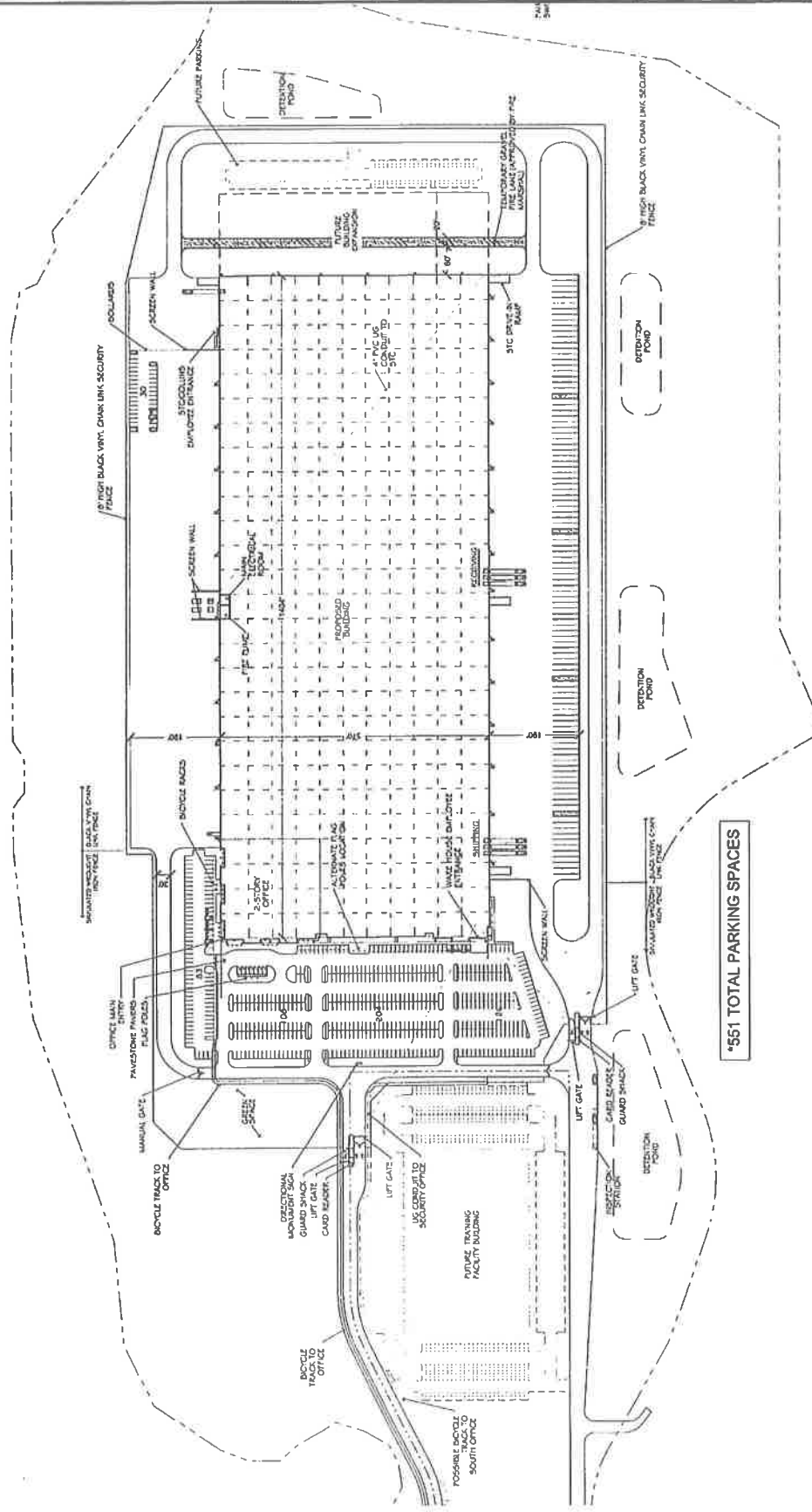
A TRACT OF LAND LYING IN SECTION THIRTY-FOUR (34), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 34; THENCE NORTH 89°55'39" EAST, ALONG THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 110.00 FEET TO THE EAST LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 6275, PAGE 133 WITH THE OKLAHOMA COUNTY CLERK'S OFFICE ON APRIL 02, 1992;

THENCE NORTH 00°45'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 300.53 FEET;  
THENCE NORTH 02°05'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET;  
THENCE NORTH 89°57'40" EAST, A DISTANCE OF 121.92 FEET;  
THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 12°02'47" EAST A DISTANCE OF 264.96 FEET) FOR AN ARC LENGTH OF 324.79 FEET;  
THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 18°31'59" WEST A DISTANCE OF 81.07 FEET) FOR AN ARC LENGTH OF 85.01 FEET;  
THENCE NORTH 26°00'07" EAST, A DISTANCE OF 167.84 FEET;  
THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 64°12'40" EAST A DISTANCE OF 238.91 FEET) FOR AN ARC LENGTH OF 245.72 FEET;  
THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 83°57'26" EAST A DISTANCE OF 195.97 FEET) FOR AN ARC LENGTH OF 196.20 FEET;  
THENCE NORTH 67°30'01" EAST, A DISTANCE OF 319.95 FEET;  
THENCE NORTH 77°43'58" EAST, A DISTANCE OF 338.55 FEET;  
THENCE NORTH 89°32'56" EAST, A DISTANCE OF 1,232.59 FEET;  
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°20'27" EAST A DISTANCE OF 276.90 FEET) FOR AN ARC LENGTH OF 282.75 FEET;  
THENCE SOUTH 51°56'41" EAST A DISTANCE OF 475.52 FEET;  
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°37'04" EAST A DISTANCE OF 148.21 FEET) FOR AN ARC LENGTH OF 150.78 FEET;  
THENCE SOUTH 07°54'18" WEST, A DISTANCE OF 168.20 FEET;  
THENCE SOUTH 17°47'05" WEST, A DISTANCE OF 216.67 FEET;  
THENCE SOUTH 08°31'23" WEST, A DISTANCE OF 566.43 FEET;  
THENCE SOUTH 31°02'01" WEST, A DISTANCE OF 273.92 FEET;  
THENCE NORTH 89°57'34" WEST, A DISTANCE OF 1069.88 FEET;  
THENCE SOUTH 66°45'20" WEST, A DISTANCE OF 234.19 FEET;  
THENCE NORTH 30°00'00" WEST, A DISTANCE OF 220.34 FEET;  
THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 71°00'00" WEST A DISTANCE OF 492.04 FEET) FOR AN ARC LENGTH OF 536.69 FEET;  
THENCE SOUTH 68°00'00" WEST, A DISTANCE OF 248.60 FEET;  
THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°31'59" WEST A DISTANCE OF 263.06 FEET) FOR AN ARC LENGTH OF 268.78 FEET;  
THENCE NORTH 70°56'02" WEST, A DISTANCE OF 243.10 FEET;  
THENCE NORTH 60°28'42" WEST, A DISTANCE OF 262.59 FEET;  
THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 74°29'41" WEST A DISTANCE OF 145.32 FEET) FOR AN ARC LENGTH OF 146.78 FEET; THENCE NORTH 00°45'48" WEST, A DISTANCE OF 24.61 FEET TO THE POINT OF BEGINNING.



**EXHIBIT C**  
**MASTER DEVELOPMENT PLAN MAP**

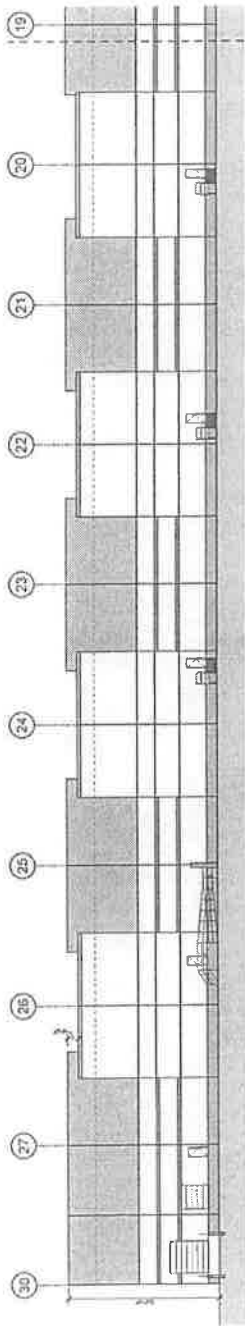


**‘551 TOTAL PARKING SPACES**

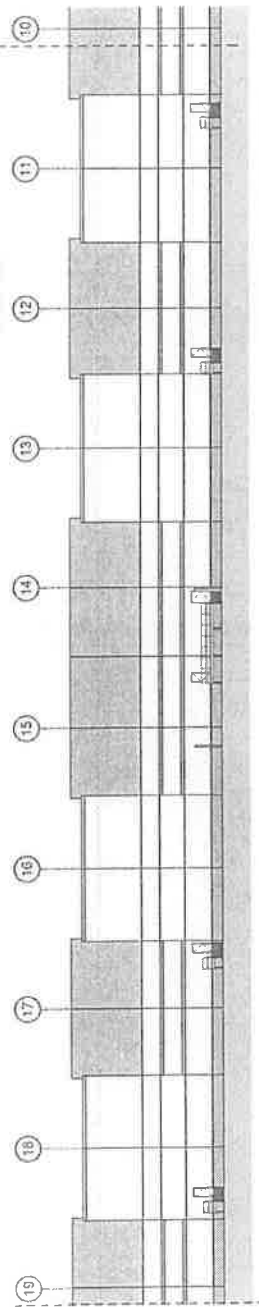


**SITE PLAN**  
SCALE: 1"=100'-0"

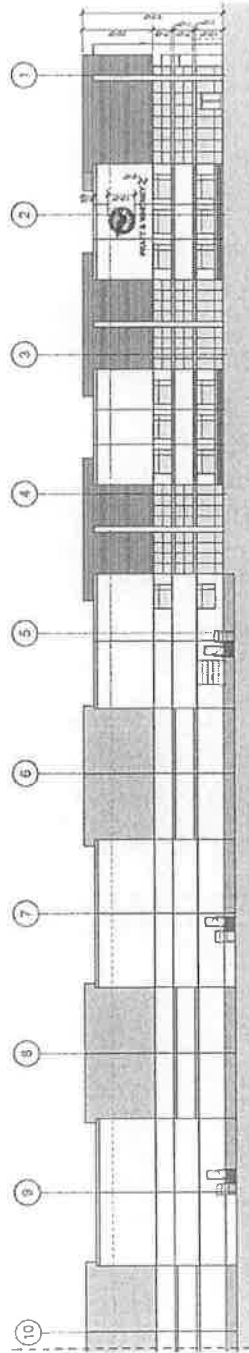
EXHIBIT D



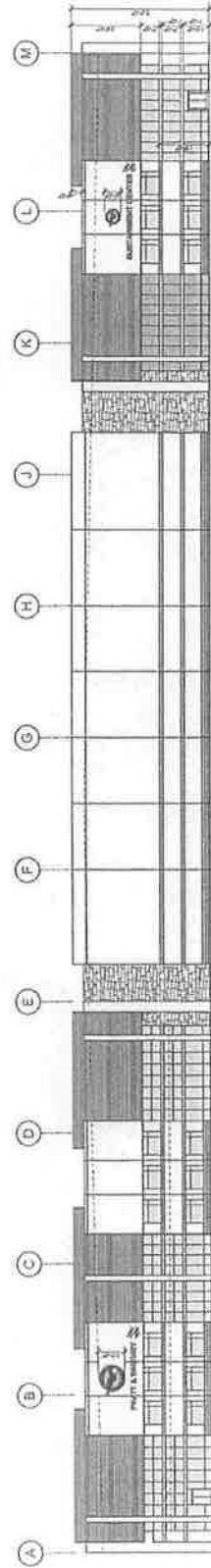
4 PARTIAL NORTH ELEVATION  
SCALE 1" = 20'-0"



3 PARTIAL NORTH ELEVATION  
SCALE 1" = 20'-0"



2 PARTIAL NORTH ELEVATION  
SCALE 1" = 20'-0"



1 WEST ELEVATION  
SCALE 1" = 20'-0"

## LETTER OF AUTHORIZATION

I, Chris Browning, as General Manager of "*Oklahoma City Water Utilities Trust*", which is the owner of property subject of the *APPLICATION FOR PUD REZONING* to which this Letter of Authorization is a part, hereby authorize David M. Box, Paul Lefebvre and the law firm of Williams, Box, Forshee & Bullard, P.C., to appear on behalf of "*Oklahoma City Water Utilities Trust*" in connection with actions affecting such property. This zoning application authorization is made subject to final sale and or disposition by the Oklahoma City Water Utilities Trust Board.

**"Oklahoma City Water Utilities Trust"**

**Name:** Chris Browning

**Signature:** 

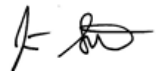
**ITS:** General Manager



## LETTER OF AUTHORIZATION

I, Jonathan Stites, Senior Vice President - Texas Region of SEEFRIED INDUSTRIAL PROPERTIES, which is the applicant in that *APPLICATION FOR PUD REZONING* to which this Letter of Authorization is a part, hereby authorize David Box, Paul Lefebvre and the law firm of Williams, Box, Forshee & Bullard, P.C., to appear on behalf of SEEFRIED INDUSTRIAL PROPERTIES, in connection with actions affecting such property.

**“SEEFRIED INDUSTRIAL PROPERTIES”**

By:   
Name: Jonathan Stites  
Its: Senior Vice President - Texas Region  
Date: August 26, 2022

WARRANTY DEED  
(Statutory Form - Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That AMERICAN-FIRST TITLE AND TRUST COMPANY, a corporation, party of the first part, in consideration of the sum of TEN 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

OKLAHOMA CITY MUNICIPAL IMPROVEMENT AUTHORITY

parties of the second part, the following described real property and premises situated in OKLAHOMA COUNTY, State of Oklahoma, to-wit:

The Southwest Quarter (SW/4) of Section 34, Township 11 N, Range 2 West of Indian Meridian, LESS AND EXCEPT an undivided three-fourths (3/4) interest in and to all oil, gas and other minerals in and under and that may be produced therefrom, same having been heretofore reserved or conveyed by other surveys containing 160 acres, more or less, according to the government survey thereof;

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their 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, BUT SUBJECT TO oil and gas leases of record.

Signed and delivered this 13th day of December 1967.

AMERICAN-FIRST TITLE AND TRUST COMPANY

By: R. R. Green  
Vice - President

WITNESSES:  
Alma S. Green  
Assistant Secretary

STATE OF OKLAHOMA - COUNTY OF OKLAHOMA ss:

On this 13th day of December, A.D. 1967, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R. R. Green, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice - President and acknowledge to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My commission expires

October 14th, 1971

Alma S. Green  
Notary Public

6712, 013

2-66

THE CITY OF OKLAHOMA CITY  
OFFICE OF CITY CLERK  
200 MUNICIPAL BUILDING  
OKLAHOMA CITY, OKLAHOMA 73102

FORM NO. 290-AF

WARRANTY DEED

300X 4603 PC1485

# WARRANTY DEED

Statutory Form--Individual

Know All Men by These Presents: SEP-12-79 87353

That ROBERT Z. NAIFEH, FRANKLIN K. NAIFEH,  
FARRIS SHANBOUR and GENE E. GEREN

of Oklahoma County,  
State of Oklahoma, part ies of the first part, in consideration of the  
sum of TEN AND NO/100 (\$10.00) and other valuable consideration DOLLARS  
in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and  
Convey unto THE CITY OF OKLAHOMA CITY, a municipal corporation,  
of Oklahoma County, State of Oklahoma, part y  
of the second part, the following described real property and premises situate in Oklahoma  
County, State of Oklahoma, to-wit:

The South Half (S/2) of the Northwest Quarter (NW/4) of Section Thirty-four (34),  
Township 11 North, Range 2 West of the Indian Meridian, Oklahoma County,  
Oklahoma, except approximately 1.66 acres taken for road purposes, containing  
78.34 acres, more or less;

ACCEPTED, by the City Council  
of Oklahoma City, Oklahoma  
August 14 1979  
Thomas P. Hunter  
CITY CLERK

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

TO HAVE AND TO HOLD said described premises unto the said part y 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 incumbrances of whatsoever nature.  
Grantor reserves all mineral interests.

Signed and delivered this 14 day of August, 19 79

Robert Z. Naifeh  
ROBERT Z. NAIFEH  
Franklin K. Naifeh  
FRANKLIN K. NAIFEH  
FARRIS SHANBOUR  
GENE E. GEREN

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT  
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 14 day of  
August, 19 79, personally appeared ROBERT Z. NAIFEH, FRANKLIN K. NAIFEH,  
FARRIS SHANBOUR and GENE E. GEREN  
to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me  
that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.  
Given under my hand and seal the day and year last above written.  
My commission expires 3-11-81

August 14, 1979 Notary Public



21402

WARRANTY DEED  
(Statutory Form - Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That AMERICAN-FIRST TITLE & TRUST COMPANY, a corporation, party of the first part, in consideration of the sum of TEN AND MORE DOLLARS and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto R. LEWIS BARTON, E. F. DOCKUM, ROBERT T. LUTTRELL, ROY H. SEITNER, TRUSTEES OF THE OKLAHOMA CITY MUNICIPAL IMPROVEMENT AUTHORITY, A CHARITABLE PUBLIC TRUST, parties of the second part, the following described real property and premises situate in OKLAHOMA COUNTY, State of Oklahoma, to-wit:

1. The West Half of the Southwest Quarter (W/2 SW/4) of Section 24, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT a tract of land therein described as follows:- Beginning at the Southwest corner of said W/2 SW/4; thence North along the West line of said quarter section a distance of 24 rods; thence East 7 rods; thence South and parallel with the West line of said quarter section a distance of 24 rods to the South line of said quarter section; thence West along said South line 7 rods to the point of beginning; also LESS AND EXCEPT an undivided One-half (1/2) interest in and to all oil, gas and other minerals in and under and that may be produced from the described property, the same having been heretofore reserved or conveyed by others; containing 79 acres, more or less.
2. The West Half of the Northwest Quarter (W/2 NW/4) of Section 25, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT a tract of land therein described as follows:- Beginning at the Northwest corner of said W/2 NW/4; thence South along the West line of said quarter section a distance of 10 rods; thence East and parallel with the North line of said quarter section a distance of 16 rods; thence North and parallel with the West line of said quarter section 10 rods to the North line thereof; thence West along said North line 16 rods to the point of beginning; also LESS AND EXCEPT an undivided One-half (1/2) interest in and to all oil, gas and other minerals in and under and that may be produced from the described property, the same having been heretofore reserved or conveyed by others; containing 79 acres, more or less.
3. The Southwest Quarter (SW/4) of Section 25, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT an undivided Three-fourths (3/4) interest in and to all oil, gas and other minerals in and under and that may be produced therefrom, the same having been heretofore reserved or conveyed by others; containing 160 acres, more or less.
4. An undivided Seven-twelfths (7/12) interest in and to the Southeast Quarter (SE/4) of Section 25, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT a square two (2) acre tract lying in the Southeast corner thereof; also LESS AND EXCEPT all interests in and to all oil, gas and other minerals in and under and that may be produced from the described property, the same having been heretofore reserved or conveyed by others; also LESS AND EXCEPT all interest in and to any improvements which may be located upon the described property; containing an undivided 7/12 interest in 158 acres, more or less.
5. The Southeast Quarter (SE/4) of Section 26, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT a tract of land therein described as follows:- Beginning at a point on the South line of said SE/4 which is 813 feet West of the Southeast corner of said SE/4; thence West along said South line 297 feet; thence North 294 feet; thence East 297 feet; thence South 294 feet to the point of beginning; also LESS AND EXCEPT the West 412.5 feet of the North 1660 feet of said SE/4; also LESS AND EXCEPT an undivided Thirteen-twentyfourths (13/24) interest in and to all oil, gas and other minerals in and under and that may be produced from the described property; containing 142.3 acres, more or less; the property hereby conveyed having been formerly platted as Theimer's Acres, now vacated.



6. The Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 26, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT the North 340 feet of the East 580 feet thereof which contains 4.53 acres more or less; also LESS AND EXCEPT an undivided Seven-eighths (7/8) interest in and to all oil, gas and other minerals in and under and that may be produced from the described property, the same having been heretofore reserved or conveyed by others; containing 35.47 acres, more or less.
7. The East Twenty-five (25) acres of the South Forty (40) acres of the East One Hundred Ten (110) acres of the Southeast Quarter (SE/4) of Section 27, Township 11 North, Range 2 West of Indian Meridian, including only such undivided interest as may be owned by the Grantor herein in and to the oil, gas and other minerals in and under and that may be produced from the described property; containing 25 acres.
8. The East One-half (1/2) of Section 34, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT an undivided Three-fourths (3/4) interest in and to all oil, gas and other minerals in and under and that may be produced therefrom, the same having been heretofore reserved or conveyed by others; containing 320 acres, more or less.
9. The North Half of Northwest Quarter of Southwest Quarter (N/2 NW/4 SW/4) and North Half of South Half of Northwest Quarter of Southwest Quarter (N/2 S/2 NW/4 SW/4) of Section 35, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT an undivided Seven-eighths (7/8) interest in and to all oil, gas and other minerals in and under and that may be produced therefrom, the same having been heretofore reserved or conveyed by others; containing 30 acres, more or less.
10. The West Half of Northwest Quarter (W/2 NW/4) and the North Half of Northeast Quarter of Northwest Quarter (N/2 NE/4 NW/4) of Section 35, Township 11 North, Range 2 West of Indian Meridian; LESS AND EXCEPT an undivided One-half (1/2) interest in and to all oil, gas and other minerals in and under and that may be produced therefrom, the same having been heretofore reserved or conveyed by others; containing 100 acres, more or less.
11. The North Half of North Half of the East 106 2/3 acres of the Northeast Quarter (N/2 N/2 of E 106 2/3 ac. of NE/4) and the North Half of North Half of the West 53 1/3 acres of the Northeast Quarter (N/2 N/2 of W 53 1/3 ac. of NE/4), all in Section 35, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT all interests in and to all oil, gas and other minerals in and under and that may be produced from the said N/2 N/2 of W 53 1/3 ac. of NE/4, the same having been heretofore reserved or conveyed by others; containing 40 acres, more or less.
12. The North Half of North Half of Northwest Quarter (N/2 N/2 NW/4) of Section 36, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT an undivided Three-fourths (3/4) interest in and to all oil, gas and other minerals in and under and that may be produced therefrom, the same having been heretofore reserved or conveyed by others; containing 40 acres, more or less.
13. The Southwest Quarter of Southeast Quarter of Northeast Quarter (SW/4 SE/4 NE/4) of Section 36, Township 11 North, Range 2 West of Indian Meridian, LESS AND EXCEPT the North Twenty-five (25) feet thereof heretofore reserved for roadway purposes; also LESS AND EXCEPT an undivided Seven-eighths (7/8) interest in and to all oil, gas and other minerals in and under and that may be produced from the described property, the same having been heretofore reserved or conveyed by others; containing 10 acres, more or less.

14. The Southwest Quarter (SW/4) of Section 31, Township 11 North, Range 1 West of Indian Meridian, LESS AND EXCEPT a tract therein described as follows: Beginning at the Southwest corner of said SW/4; thence North along the West line of said SW/4 a distance of 800 feet; thence South  $34^{\circ} 31'$  East 970.62 feet, more or less, to the South line of said SW/4; thence West along said South line 550 feet to the point of beginning; also LESS AND EXCEPT all interests in and to all oil, gas and other minerals in and under and that may be produced from the described property, the same having been heretofore reserved or conveyed by others; containing 155 acres, more or less;

together with all the improvements thereon, EXCEPT as hereinbefore expressly provided, and the appurtenances thereunto belonging and warrant title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their successor Trustees and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature; SUBJECT, HOWEVER, to oil and gas leases of record if any, and to easements, rights-of-way, dedication deeds and all other grants of record, and to unrecorded easements, rights-of-way and leases, if any; and to utility lines and other lines in place, if any.

Signed and delivered this 11<sup>th</sup> day of April, 1962.

ATTEST:

Wilma J. J. J.  
Secretary

AMERICAN-FIRST TITLE & TRUST COMPANY

BY R. B. J. J.  
Vice-President

#### ACKNOWLEDGEMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA) ss:

On this 11<sup>th</sup> day of April, A.D. 1962, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R. B. J. J., to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

My commission expires

June 8 1965

Mary J. J. J.  
Notary Public

Accepted by Notary Public Authority  
this 13 day of April 1962.

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 701  
THE 16 DAY OF April, 1962, AT 2:30 O'CLOCK P M. AND DULY RECORDED.  
JOE MATTOX, COUNTY CLERK FEE 3.10 BY Deputy DEPUTY

**CERTIFICATE OF BONDED ABTRACTOR**  
**(1,800 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 1,800feet in all directions of the following described land:

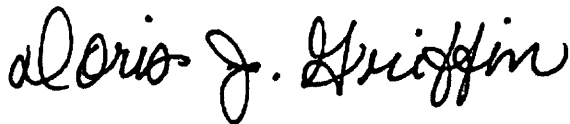
FOR LEGAL DESCRIPTION SEE EXHIBIT 'A', ATTACHED.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6 ), 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: July 15, 2022 at 7:30 AM

**First American Title Insurance Company**



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2757996-OK99

**EXHIBIT 'A'**

File No.: 2757996-OK99 ()

**A TRACT OF LAND LYING IN SECTION THIRTY-FOUR (34), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 34; THENCE NORTH 89°55'39" EAST, ALONG THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 110.00 FEET TO THE EAST LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 6275, PAGE 133 WITH THE OKLAHOMA COUNTY CLERK'S OFFICE ON APRIL 02, 1992;**

**THENCE NORTH 00°45'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 300.53 FEET;**

**THENCE NORTH 02°05'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET;**

**THENCE NORTH 89°57'40" EAST, A DISTANCE OF 121.92 FEET;**

**THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 12°02'47" EAST A DISTANCE OF 264.96 FEET) FOR AN ARC LENGTH OF 324.79 FEET;**

**THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 18°31'59" WEST A DISTANCE OF 81.07 FEET) FOR AN ARC LENGTH OF 85.01 FEET;**

**THENCE NORTH 26°00'07" EAST, A DISTANCE OF 167.84 FEET;**

**THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 64°12'40" EAST A DISTANCE OF 238.91 FEET) FOR AN ARC LENGTH OF 245.72 FEET;**

**THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 83°57'26" EAST A DISTANCE OF 195.97 FEET) FOR AN ARC LENGTH OF 196.20 FEET;**

**THENCE NORTH 67°30'01" EAST, A DISTANCE OF 319.95 FEET;**

**THENCE NORTH 77°43'58" EAST, A DISTANCE OF 338.55 FEET;**

**THENCE NORTH 89°32'56" EAST, A DISTANCE OF 1,232.59 FEET;**

**THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°20'27" EAST A DISTANCE OF 276.90 FEET) FOR AN ARC LENGTH OF 282.75 FEET;**

**THENCE SOUTH 51°56'41" EAST A DISTANCE OF 475.52 FEET;**

**THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°37'04" EAST A DISTANCE OF 148.21 FEET) FOR AN ARC LENGTH OF 150.78 FEET;**

**THENCE SOUTH 07°54'18" WEST, A DISTANCE OF 168.20 FEET;**

**THENCE SOUTH 17°47'05" WEST, A DISTANCE OF 216.67 FEET;**

**THENCE SOUTH 08°31'23" WEST, A DISTANCE OF 566.43 FEET;**

**THENCE SOUTH 31°02'01" WEST, A DISTANCE OF 273.92 FEET;**

**THENCE NORTH 89°57'34" WEST, A DISTANCE OF 1069.88 FEET;**

**THENCE SOUTH 66°45'20" WEST, A DISTANCE OF 234.19 FEET;**

**THENCE NORTH 30°00'00" WEST, A DISTANCE OF 220.34 FEET;**

**THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 71°00'00" WEST A DISTANCE OF 492.04 FEET) FOR AN ARC LENGTH OF 536.69 FEET;**

**THENCE SOUTH 68°00'00" WEST, A DISTANCE OF 248.60 FEET;**

**THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°31'59" WEST A DISTANCE OF 263.06 FEET) FOR AN ARC LENGTH OF 268.78 FEET;**

**THENCE NORTH 70°56'02" WEST, A DISTANCE OF 243.10 FEET;**



**THENCE NORTH 60°28'42" WEST, A DISTANCE OF 262.59 FEET;  
THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF  
300.00 FEET  
(SUBTENDED BY A CHORD WHICH BEARS NORTH 74°29'41" WEST A DISTANCE OF 145.32  
FEET) FOR AN ARC LENGTH OF 146.78 FEET;THENCE NORTH 00°45'48" WEST, A DISTANCE  
OF 24.61 FEET TO THE POINT OF BEGINNING.**

**A.P.N. 16-850-3675, 16-850-3800, 16-850-3775 and 16-850-3725**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1533	R168503675	OKLA CITY MUNICIPAL IMPROVEMENT AUTHORITY	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP	000	000	BOONE TOWNSHIP 000 000 PT NE4 SEC 34 11N 2W ALL THAT PT OF NE4 LYING S&W OF H/W EXEMPT (PART OF SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN UNINCORPORA TED
1534	R168503775	OKLA CITY MUNICIPAL IMPROVEMENT AUTHORITY	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP	02W	034	BOONE TOWNSHIP 02W 034 PT OF SE4 SEC 34 11N 2W N 1/2 OF SE4 EX E50FT EXEMPT (PART OF SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN UNINCORPORA TED
1535	R168503800	OKLA CITY MUNICIPAL IMPROVEMENT AUTHORITY	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP	000	000	BOONE TOWNSHIP 000 000 PT OF SW4 SEC 34 11N 2W N 1/2 OF SW4 EXEMPT (PART OF SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN UNINCORPORA TED
1536	R168503725	CITY OF OKLA CITY	208 MUNICIPAL BLDG	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP	000	000	PT NW4 SEC 34 11N 2W S/2 OF NW4 EX THAT PART FOR I-H/W 240 & EX A TR BEG SW/C OF NW4 TH E110FT N300.53FT NLY400.50FT NELY268.92FT ELY320.84FT NELY900.13FT ELY288.91FT TO S R/W LINE I-240 TH WLY 487.42FT W1021.86FT TO E R/W AIR DEPOT BLVD TH SWLY ALONG R/W 723.48FT W50FT S600FT TO BEG SUBJ TO ESMTS OF RECORD (PART OF SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN UNINCORPORA TED

## OWNERSHIP REPORT

FILE NUMBER 2457996-OK99

EFFECTIVE DATE: JULY 15, 2022 AT 7:30 A.M.  
DATE PREPARED: JULY 21, 2022

1506	R143895002	U S DEPARTMENT OF THE AIR FORCE, TINKER AIR FORCE BASE, BASS CIVIL ENGINEER REAL PROPERTY	7535 5TH ST	TINKER AFB	OK	73145	UNPLTD PT SEC 27 11N 2W	000	000	PT OF SEC 27 & 34 11N 2W BEG AT SW/C SEC 27 TH N2632.18FT E5245.81FT S2635.83FT W50FT S491.45FT SWLY518.85FT W800FT SWLY127.47FT W1571.52FT NWLY ON A CURVE 1341.54FT SWLY126.92FT NWLY ON A CURVE 1068.50FT NWLY304.06FT NWLY585.78FT N60FT W50FT TO BEG LESS & EXCEPT A .80ACR TRACT TO THE CITY & EX A TR IN SEC 34 CONT 4.97ACRS TO STATE FOR H/W R/W & EX A TR TO CITY CONT .452ACRS BEG 2191.26FT N & 50FTE OF SW/C SW4 SUBJ TO ESMTS OF RECORD CONT 430.428ACRS MORE OR LESS	7447 SE 74TH ST OKLAHOMA CITY
1529	R143942044	IMABP LIMITED PARTNERSHIP	5801 BROADWAY EXT STE 120	OKLAHOMA CITY	OK	73118- 7491	UNPLTD PT SEC 33 11N 2W	000	000	UNPLTD PT SEC 33 11N 2W 000 000 PT NE 4 SEC 33 11N 2W BEG 658.33FT E OF SW/C NE4 TH N423.59FT E662FT S423.59FT W662.6FT TO BEG PLUS BEG 658.33FT E & 423.59FT N & 15FT N OF SW/C NE4 TH E225.05FT NE65.53FT E384.89FT S55FT W662FT TO BEG	8120 MID AMERICA BLVD, Unit 100 OKLAHOMA CITY
1529	R143942045	CHCT OKLAHOMA LLC	14400 METCALF AVE, Unit 150	OVERLAND PARK	KS	66223	UNPLTD PT SEC 33 11N 2W	000	000	UNPLTD PT SEC 33 11N 2W 000 000 PT NE4 SEC 33 11N 2W BEG 658.33FT E & 923.37FT N & 14FT E OF SW/C NE4 TH N683.32FT SE16FT SE41.23FT RIGHT ON CURVE SE573.45FT SE179.20FT S242.29FT W647.30FT TO BEG	7920 MID AMERICA BLVD OKLAHOMA CITY
1529	R143942055	IMREIC OKLAHOMA CITY OK II LLC	101 CRAWFORDS CORNER RD STE 1405	HOLMDEL	NJ	07733	UNPLTD PT SEC 33 11N 2W	000	000	UNPLTD PT SEC 33 11N 2W 000 000 PT NE4 SEC 33 11N 2W BEG 658.33FT E & 438.59FT N OF SW/C NE4 TH N484.78FT E661.30FT S444.78FT W384.89FT SW65.53FT W225.05FT TO BEG CONT 6.99ACRS MORE OR LESS	8000 MID AMERICA BLVD OKLAHOMA CITY

## OWNERSHIP REPORT

FILE NUMBER 2457996-OK99

EFFECTIVE DATE: JULY 15, 2022 AT 7:30 A.M.  
DATE PREPARED: JULY 21, 2022

1529	R143942036	DOMINUS FARMS LLC	PO BOX 50119	MIDWEST CITY	OK	73140- 5119	UNPLTD PT SEC 33 11N 2W	000	000	UNPLTD PT SEC 33 11N 2W 000 000 PT NE4 SEC 33 11N 2W BEG 90FT W OF SE/C NE4 TH W1230.84FT N1165.01FT SE290.13FT SE108.36FT LEFT ON CURVE SELY 861.38FT E219.31FT SE300.37FT S199.57FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1529	R143942030	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 33 11N 2W	000	000	PT NE4 SEC 33 11N 2W BEG 717.81FT S OF NE/C W/2 NE4 TH S51.13FT NWLY293.05FT ELY289.55FT TO BEG CONT .17ACRS MORE OR LESS PLUS A TR BEG 1165.89FT N OF SE/C W/2 NE4 TH N346.47FT NWLY656.22FT SE60.06FT TH SELY ON A CURVE TO THE RIGHT 573.43FT TH SE179.19FT TO BEG CONT 1.48ACRS MORE OR LESS & EX 24.32ACRS IN E/2 OF NE4 OF NEW R/W	0 UNKNOWN OKLAHOMA CITY
1529	R143942037	LIBERTY APARTMENTS LLC, C/O WEIDNER PROPERTY MANAGEMENT	9757 NE JUANITA DR SUITE 300	KIRKLAND	WA	98034	UNPLTD PT SEC 33 11N 2W	000	000	UNPLTD PT SEC 33 11N 2W 000 000 PT NE4 SEC 33 11N 2W PT OF E/2 OF NE4 BEG 100FT W OF NE/C NE4 TH S54.82FT SE69.28FT SWLY587.57FT W1241.36FT N718.89FT E1217.13FT TO BEG CONT 20.23ACRS MORE OR LESS	6600 SE 74TH ST OKLAHOMA CITY
1530	R168503605	WP MABP SOUTH LLC	5801 N BROADWAY SUITE 120	OKLAHOMA CITY	OK	73118	BOONE TOWNSHIP	000	000	PT SE4 SEC 33 11N W2 BEG 1320.41FT W OF NE/C SE4 TH S173.38FT SW167.11FT SWLY573.89FT SWLY137.51FT SWLY189.19FT SW18.30FT W1134.09FT N1192.43FT E1321.19FT TO BEG CONT 32.91ACRS MORE OR LESS	UNKNOWN

## OWNERSHIP REPORT

FILE NUMBER 2457996-OK99

EFFECTIVE DATE: JULY 15, 2022 AT 7:30 A.M.  
DATE PREPARED: JULY 21, 2022

1530	R168503610	ABBOT LAKE LAND FUND LLC	1320 N PORTER	NORMAN	OK	73071	BOONE TOWNSHIP	000	000	PT SE4 SEC 33 11N 2W BEG 1139.11FT S OF NE/C SE4 TH S1499.17FT W2613.30FT N1444.46FT E1134.09FT NE98.16FT E176.76FT NE148.43FT E1082.76FT TO BEG CONT 88.67ACRS MORE OR LESS EX A TR BEG 1061.49FT W OF SE/C SE4 TH W1305.44FT N174.97FT NE50FT RIGHT ON CURVE SE4.45FT LEFT ON CURVE SE 14.45FT N325.15FT E115FT N30FT E280FT N37.78FT E165FT N389.43FT W34.66FT N165FT E389.40FT SE50FT NELY2.22FT E316.48FT S1164.19FT TO BEG EX BEG 757.40FT N OF SE/C SE4 TH W80FT NW121.86FT SW115FT SE16.43FT RIGHT ON CURVE SE7.50FT SW50FT SW144.87FT NW825.50FT NW50FT LEFT ON CURVE SW34.28FT SW26.21FT LEFT ON CURVE SW43.75FT W355.95FT SWLY2.22FT NW50FT W389.40FT S165FT E34.66FT S389.43FT W165FT S37.78FT W115FT N427.22FT W14.66FT N280FT W13.79FT N165FT E594.75FT NE98.16FT E176.76FT NE148.43FT E1082.76FT S741.77FT TO BEG	UNKNOWN
1530	R168503600	DOMINUS FARMS LLC	PO BOX 50119	MIDWEST CITY	OK	73140-5119	BOONE TOWNSHIP	02W	033	BOONE TOWNSHIP PT OF SEC 33 11N 2W BEG NE/C SE4 TH W1320.41FT S173.38FT SW167.11FT SW573.87FT SW137.51FT SW189.19FT NE98.16FT E176.76FT NE148.43FT E1082.76FT N1139.11FT TO BEG CONT 38.42ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED

## OWNERSHIP REPORT

EFFECTIVE DATE: JULY 15, 2022 AT 7:30 A.M.

FILE NUMBER 2457996-OK99

DATE PREPARED: JULY 21, 2022

1530	R143942100	ID DEVELOPMENT LLC, IDEAL HOMES OF NORMAN OKLA CITY	1320 PORTER AVE	NORMAN	OK	73071	UNPLTD PT SEC 33 11N 2W	000	000	PT SE4 SEC 33 11N 2W BEG 757.40FT N OF SE/C SE4 TH W80FT NW121.86FT SW115FT SE16.43FT RIGHT ON CURVE SE7.50FT SW50FT SW144.87FT NW825.50FT NW50FT LEFT ON CURVE SW34.28FT SW26.21FT LEFT ON CURVE SW43.75FT W355.95FT SWLY2.22FT NW50FT W389.40FT S165FT E34.66FT S389.43FT W165FT S37.78FT W115FT N427.22FT W14.66FT N280FT W13.79FT N165FT E594.75FT NE98.16FT E176.76FT NE148.43FT E1082.76FT S741.77FT TO BEG CONT 25.23ACRS MORE OR LESS	0 UNKNOWN UNINCORPORA TED
1534	R168503750	MUNICIPAL IMPROVEMENT AUTHORITY	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP	02W	034	BOONE TOWNSHIP 02W 034 PT OF SE4 SEC 34 11N 2W S 1/2 OF SE4 EX E50FT EXEMPT	0 UNKNOWN UNINCORPORA TED
1535	R168503825	MUNICIPAL IMPROVEMENT AUTHORITY	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	BOONE TOWNSHIP	000	000	BOONE TOWNSHIP 000 000 PT OF SW4 SEC 34 11N 2W S 1/2 OF SW4 EXEMPT	0 UNKNOWN UNINCORPORA TED
1536	R143953040	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 34 11N 2W	000	000	UNPLTD PT SEC 34 11N 2W 000 000 PT NW4 SEC 34 11N 2W BEG SW/C OF NW4 TH E110FT N300.53FT NLY400.50FT NELY268.92FT ELY320.84FT NELY900.13FT ELY288.91FT TO S R/W LINE I-240 TH WLY 487.42FT W1021.86FT TO	0 UNKNOWN OKLAHOMA CITY

1536	R143953030	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY OK	73102	UNPLTD PT SEC 34 11N 2W	000	000	PT NW4 SEC 34 11N 2W BEG SW/C OF NW4 TH E110FT N300.53FT NLY400.50FT NELY268.92FT ELY320.84FT NELY900.13FT ELY288.91FT TO S R/W LINE I-240 TH WLY 487.42FT W1021.86FT TO E R/W AIR DEPOT BLVD TH SWLY ALONG R/W 723.48FT W50FT S600FT TO BEG CONT 8.41ACRS MORE OR LESS & EX A TR CONT 4.97ACRS BEG 690.60FTS & 81.96FT E OF NW/C NW4 TH SLY ALONG E R/W OF AIR DEPOT BLVD 258.93FT TO N R/W LINE I- 240 TH ELY ON R/W AN ARC LENGTHOF 1067.81FT TH NE40.52FT TO S R/W OF SW 74TH ST TH NW ON ACURVE WITH AN ARC LENGTH OF 480.45FT TH WLY562.21FT WLY132.27FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
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