



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 SPUD ReZONING

Simplified Planned Unit Development District

Bungalow 23

Project Name

719

NW 23rd St. and Guernsey Ave.

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

Commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only:	1452
Case No.: SPUD -	25Aug'22
File Date:	
Ward No.:	2
Nbhd. Assoc.:	PASEO UCD
School District:	OKC
Extg Zoning:	PUD-1218/NC
Overlay:	ABC2 784 ABC2 852 UD TT SBL-6
	CE-703

approx. 1.322 acres

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.
- ☐ 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 \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

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

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.com

Email

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

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Bungalow 23

August 24, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.com

SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **Neighborhood Business District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.51.1	Lodging Accommodations: Home Sharing

8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor [limited to outdoor music venue and food trucks]
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General
8300.67	Spectator Sports and Entertainment: General [limited to event venue and accessory services]

2. Maximum Building Height:

All existing structures shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

All existing structures shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

All existing structures shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, there shall be no maximum number of buildings permitted within this SPUD.

5. Building Setback Lines

All existing setback lines shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, setback lines shall be in accordance with the base zoning district.

The trellis shall be permitted as depicted in the site plan, attached as Exhibit "B", and shall not be considered in regard to, or regulated by, building setback lines.

6. Sight-proof Screening:

All existing screening shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, screening regulations shall be in accordance with the base zoning district.

7. Landscaping:

All existing landscaping shall be permitted to remain and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Freestanding accessory signs

All existing signs shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In addition, there shall be a maximum of two (2) freestanding double-faced pole signs along NW 23rd St.

The maximum square footage for freestanding pole signs within this SPUD shall be up to 200 square feet with a maximum height of twenty-five (25) feet. Freestanding pole signs may be internally illuminated, front lit, or neon.

8.2 Attached signs

All existing signs shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In addition, there shall be a maximum of two (2) attached signs for each building along NW 23rd St. and N. Lee Ave. There shall be a maximum of one (1) attached sign for each other interior building facing the outdoor common area.

The maximum square footage for attached signs within this SPUD shall be up to 10% of the total aggregate area for each wall. Attached signs may be internally illuminated, front lit, or neon.

Artist murals shall not be considered signage within this SPUD.

8.3 Non-Accessory Signs

Non-Accessory signs shall be in accordance with the base zoning district regulations.

8.4 Electronic Message Display signs

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

9. Access:

Access shall be taken from NW 23rd St., Lee Ave., and Guernsey Ave.

10. Sidewalks

All existing sidewalks shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, the sidewalk regulations shall be subject to the following:

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

II. Other Development Regulations:

1. Architecture:

All existing signs shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, exterior building wall finish shall be permitted to be any of the following materials: Glass, brick veneer, rock or stone masonry, stucco, Smartside trim, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

All existing lighting shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of a new structure, the site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

All existing dumpsters shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD. In the event of additional dumpsters, they shall be placed no closer than 20 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The current parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD. Valet services may be provided to accommodate off-site guest parking.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

A continuous trellis shall be permitted along NW 23rd St. and shall be permitted to cross property lines.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site Plan

ATTACHMENT "A"

LEGAL DESCRIPTION

Bungalow 23
Zoning Tract

August 19, 2022

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lot Six (6) in Block Seven of PLEASANT VIEW ADDITION according to the Plat recorded in Book PL4, Page 48, together with the vacated South 140' of the Platted North-South Alley (commonly known as "Guernsey Avenue") lying adjacent thereto and all of Lots Sixteen (16) through Twenty-six (26), inclusive, Lots Thirty-two (32) and Thirty-three (33) in Block Three (3) of CONKLINS SUB. OF BLOCKS 2 & 3 GUERNSEY PARK PL. as shown on the Plat recorded in Book PL15, Page 12 and later renamed to SEMANS UNIVERSITY ADDITION according to the certificate recorded in Book 17, Page 221 (hereinafter "CONKLINS SUB") together with all of the vacated portion of the platted Alleys lying adjacent thereto, less & except the East 127.50 feet of both East-West (E-W) Alleys and less & except that portion of the North Half (N/2) of the Northern E-W alley lying adjacent to Lots Six (6) through Thirteen (13), inclusive; said tract being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 3 CONKLINS SUB;

THENCE South 89°34'50" West, a distance of 30.00 feet to the Southeast (SE) corner of said Lot 6 in Block 7 of PLEASANT VIEW ADDITION;

THENCE continuing South 89°34'50" West, along and with the South line of said Lot 6, a distance of 38.50 feet to the SW corner of the same;

THENCE North 00°21'43" West, along and with the West line of said Lot 6, a distance of 140.00 feet to the Northwest (NW) corner of the same;

THENCE North 89°34'50" East, along and with the North line of said Lot 6, a distance of 38.36 feet to the Northeast (NE) corner of the same;

THENCE North 89°34'50" East, along the extended North line of said Lot 6, a distance of 30.00 feet to the NW corner of Lot Seventeen (17) in Block 3 of said CONKLINS SUB, said corner being the NE corner of the vacated South 140 feet of Guernsey Avenue according to the Judgment recorded in Book 10596, Page 741 and re-recorded in Book 10616, Page 1389;

THENCE North 00°25'10" West, along and with the West line of said Block 3, a distance of 63.00 feet to the SW corner of Lot Fifteen (15) in said Block 3, said corner lying on the North line of the vacated portion of said Northern E-W Alley, according to the Judgment recorded in Book 10424, Page 121;

THENCE North 89°34'50" East, along and with the North line of said Northern E-W alley, a distance of 52.50 feet to the SW corner of said Lot 13 in Block 3 of CONKLINS SUB;

ATTACHMENT "A"

THENCE South $00^{\circ}25'10''$ East, along the extended West line of said Lot 13, a distance of 5.00 feet to the centerline (CL) of said Northern E-W Alley;

THENCE North $89^{\circ}34'50''$ East, along and with the CL of said Northern E-W alley, a distance of 200.00 feet to a point intersecting with the extended East line of said Lot 6 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Northern E-W Alley as set forth in the Judgment recorded in Book 10424, Page 121;

THENCE South $00^{\circ}25'10''$ East, along and with said East lines, a distance of 5.00 feet to a point on the North line of said Lot 32 in Block 3 of CONKLINS SUB;

THENCE North $89^{\circ}34'50''$ East, along and with the North line of said Lot 32, a distance of 127.50 feet to the NE corner of the same;

THENCE South $00^{\circ}25'10''$ East, along and with the East line of said Lot 32, a distance of 43.00 feet to the SE corner of the same;

THENCE South $89^{\circ}34'50''$ West, along and with the South line of said Lot 32, a distance of 127.50 feet to a point intersecting with the extended East line of said Lot 26 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Southern E-W Alley as set forth in said Judgment;

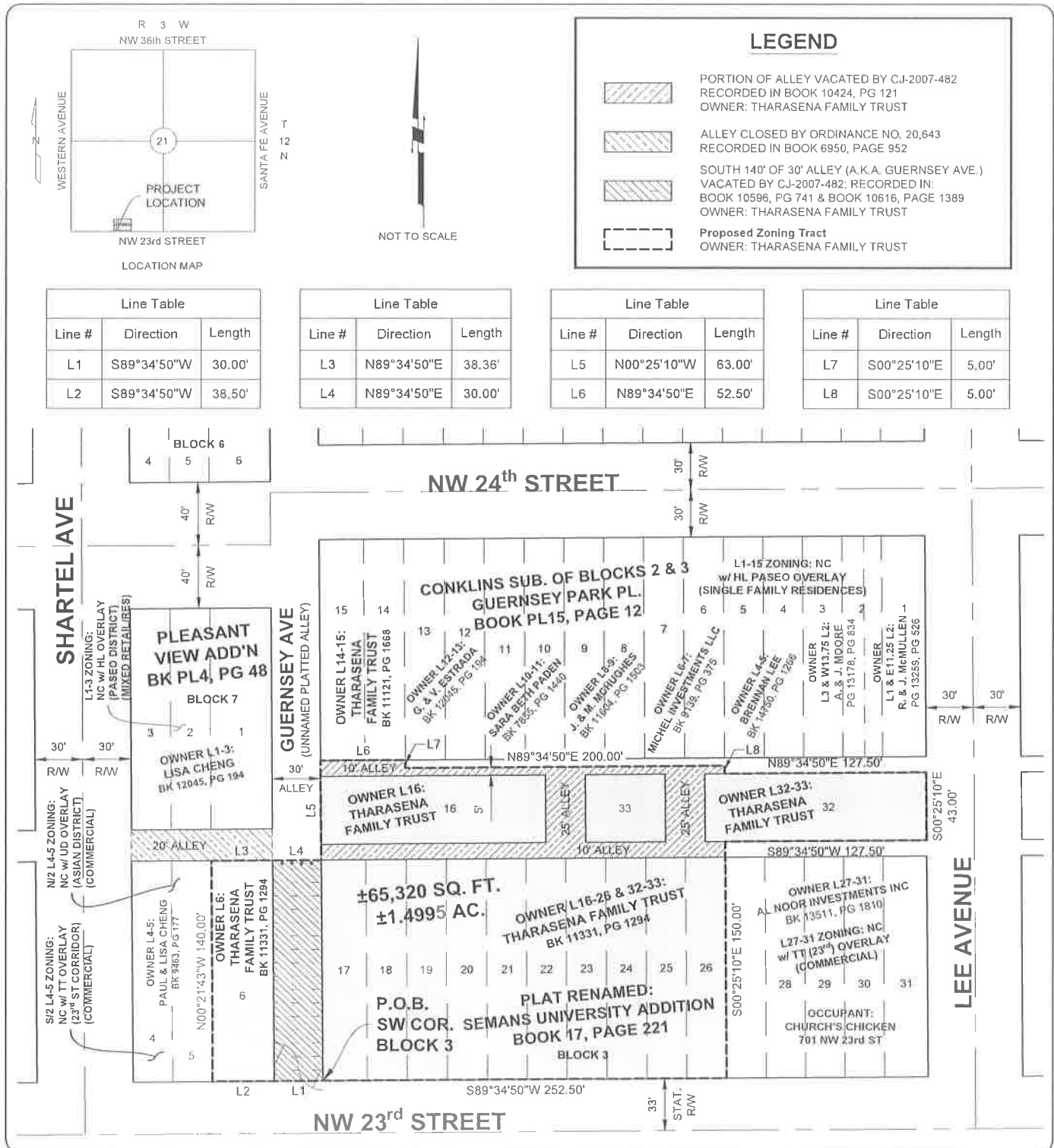
THENCE South $00^{\circ}25'10''$ East, along and with said East lines, a distance of 150.00 feet to the SE corner of said Lot 26 in Block 3 of CONKLINS SUB;

THENCE South $89^{\circ}34'50''$ West, along and with the South line of said Block 3, a distance of 252.50 feet to the POINT OF BEGINNING

Containing 65,320 square feet or 1.4995 acres, more or less.

Basis of Bearing: The South line of Block 3 SEMANS UNIVERSITY ADDITION having an assumed bearing of North $89^{\circ}34'50''$ East

ATTACHMENT "A"



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BUNGALOW 23

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

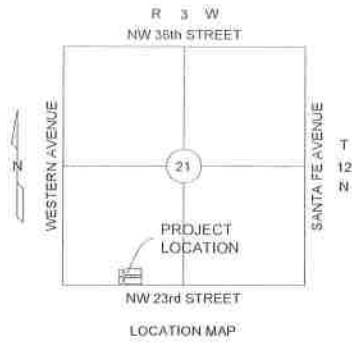
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Certificate of Authorization 01434 Exp. Date 06/30/2003

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NOT TO SCALE

LEGEND



PORTION OF ALLEY VACATED BY CJ-2007-482
RECORDED IN BOOK 10424, PG 121
OWNER: THARASENA FAMILY TRUST



ALLEY CLOSED BY ORDINANCE NO. 20,643
RECORDED IN BOOK 6950, PAGE 952



SOUTH 140' OF 30' ALLEY (A.K.A. GUERNSEY AVE.)
VACATED BY CJ-2007-482; RECORDED IN:
BOOK 10596, PG 741 & BOOK 10616, PAGE 1389
OWNER: THARASENA FAMILY TRUST



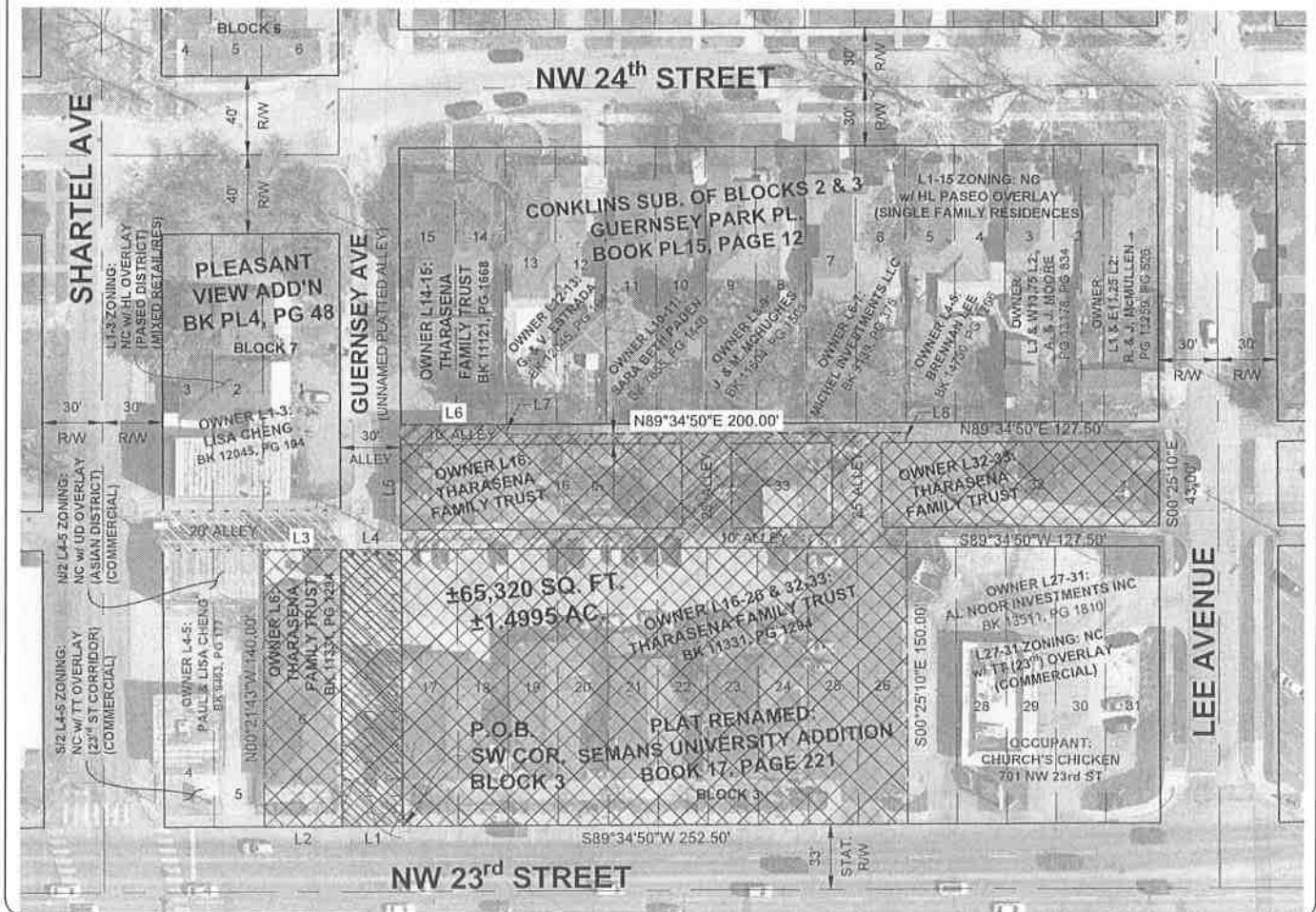
Proposed Zoning Tract
OWNER: THARASENA FAMILY TRUST

Line Table		
Line #	Direction	Length
L1	S89°34'50"W	30.00'
L2	S89°34'50"W	38.50'

Line Table		
Line #	Direction	Length
L3	N89°34'50"E	38.36'
L4	N89°34'50"E	30.00'

Line Table		
Line #	Direction	Length
L5	N00°25'10"W	63.00'
L6	N89°34'50"E	52.50'

Line Table		
Line #	Direction	Length
L7	S00°25'10"E	5.00'
L8	S00°25'10"E	5.00'



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BUNGALOW 23
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
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COLOR EXHIBIT



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Oklahoma City, OK 73104
(405) 235-8070 FAX (405) 235-8078 www.ja.com
Certificate of Authorization #1464 Exp. Date 06-30-2023
ENGINEERS SURVEYORS PLANNERS

ATTACHMENT "A"

LEGAL DESCRIPTION

Bungalow 23
Zoning Tract

August 19, 2022

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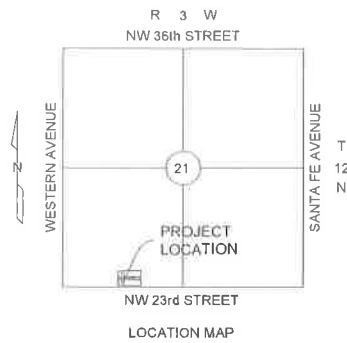
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LEGEND

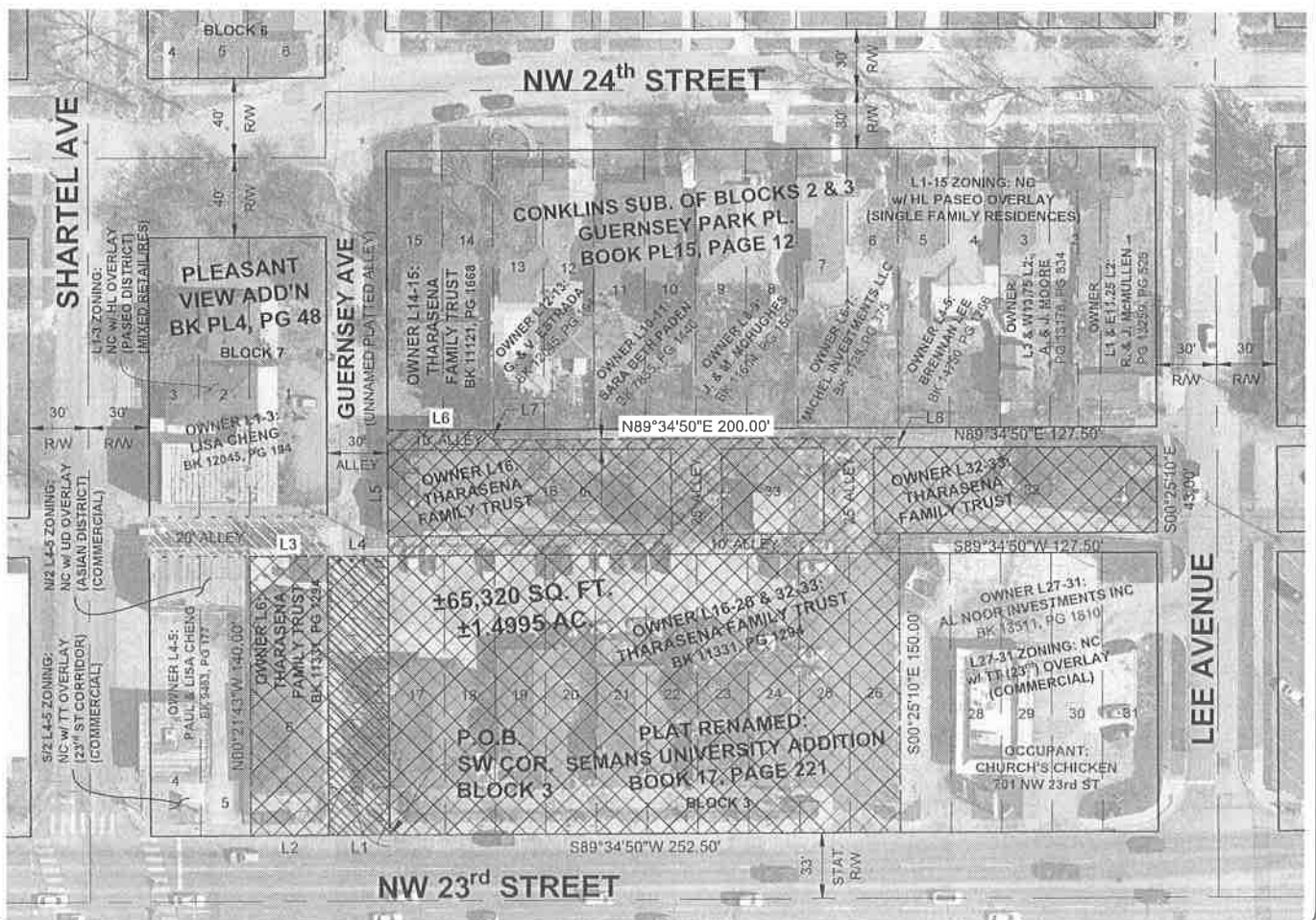
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BUNGALOW 23

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

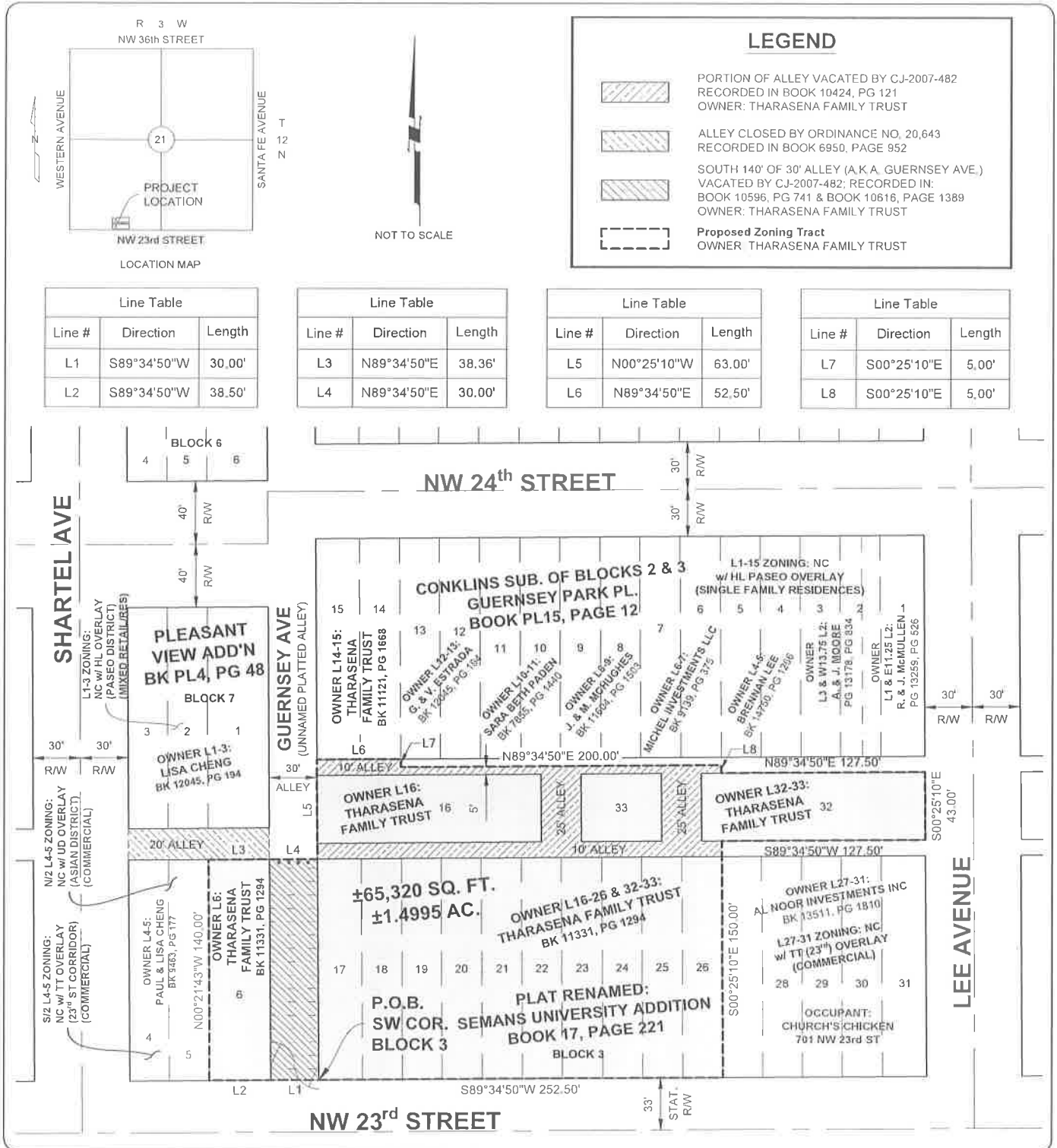
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ATTACHMENT "A"



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BUNGALOW 23
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ZONING TRACT



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ENGINEERS SURVEYORS PLANNERS

ATTACHMENT "A"

LEGAL DESCRIPTION

Bungalow 23
Zoning Tract

August 19, 2022

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lot Six (6) in Block Seven of PLEASANT VIEW ADDITION according to the Plat recorded in Book PL4, Page 48, together with the vacated South 140' of the Platted North-South Alley (commonly known as "Guernsey Avenue") lying adjacent thereto and all of Lots Sixteen (16) through Twenty-six (26), inclusive, Lots Thirty-two (32) and Thirty-three (33) in Block Three (3) of CONKLINS SUB. OF BLOCKS 2 & 3 GUERNSEY PARK PL. as shown on the Plat recorded in Book PL15, Page 12 and later renamed to SEMANS UNIVERSITY ADDITION according to the certificate recorded in Book 17, Page 221 (hereinafter "CONKLINS SUB") together with all of the vacated portion of the platted Alleys lying adjacent thereto, less & except the East 127.50 feet of both East-West (E-W) Alleys and less & except that portion of the North Half (N/2) of the Northern E-W alley lying adjacent to Lots Six (6) through Thirteen (13), inclusive; said tract being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 3 CONKLINS SUB;

THENCE South 89°34'50" West, a distance of 30.00 feet to the Southeast (SE) corner of said Lot 6 in Block 7 of PLEASANT VIEW ADDITION;

THENCE continuing South 89°34'50" West, along and with the South line of said Lot 6, a distance of 38.50 feet to the SW corner of the same;

THENCE North 00°21'43" West, along and with the West line of said Lot 6, a distance of 140.00 feet to the Northwest (NW) corner of the same;

THENCE North 89°34'50" East, along and with the North line of said Lot 6, a distance of 38.36 feet to the Northeast (NE) corner of the same;

THENCE North 89°34'50" East, along the extended North line of said Lot 6, a distance of 30.00 feet to the NW corner of Lot Seventeen (17) in Block 3 of said CONKLINS SUB, said corner being the NE corner of the vacated South 140 feet of Guernsey Avenue according to the Judgment recorded in Book 10596, Page 741 and re-recorded in Book 10616, Page 1389;

THENCE North 00°25'10" West, along and with the West line of said Block 3, a distance of 63.00 feet to the SW corner of Lot Fifteen (15) in said Block 3, said corner lying on the North line of the vacated portion of said Northern E-W Alley, according to the Judgment recorded in Book 10424, Page 121;

THENCE North 89°34'50" East, along and with the North line of said Northern E-W alley, a distance of 52.50 feet to the SW corner of said Lot 13 in Block 3 of CONKLINS SUB;

ATTACHMENT "A"

THENCE South 00°25'10" East, along the extended West line of said Lot 13, a distance of 5.00 feet to the centerline (CL) of said Northern E-W Alley;

THENCE North 89°34'50" East, along and with the CL of said Northern E-W alley, a distance of 200.00 feet to a point intersecting with the extended East line of said Lot 6 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Northern E-W Alley as set forth in the Judgment recorded in Book 10424, Page 121;

THENCE South 00°25'10" East, along and with said East lines, a distance of 5.00 feet to a point on the North line of said Lot 32 in Block 3 of CONKLINS SUB;

THENCE North 89°34'50" East, along and with the North line of said Lot 32, a distance of 127.50 feet to the NE corner of the same;

THENCE South 00°25'10" East, along and with the East line of said Lot 32, a distance of 43.00 feet to the SE corner of the same;

THENCE South 89°34'50" West, along and with the South line of said Lot 32, a distance of 127.50 feet to a point intersecting with the extended East line of said Lot 26 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Southern E-W Alley as set forth in said Judgment;

THENCE South 00°25'10" East, along and with said East lines, a distance of 150.00 feet to the SE corner of said Lot 26 in Block 3 of CONKLINS SUB;

THENCE South 89°34'50" West, along and with the South line of said Block 3, a distance of 252.50 feet the POINT OF BEGINNING

Containing 65,320 square feet or 1.4995 acres, more or less.

Basis of Bearing: The South line of Block 3 SEMANS UNIVERSITY ADDITION having an assumed bearing of North 89°34'50" East

LETTER OF AUTHORIZATION

Marvin Tharasena (THARASENA FAMILY TRUST), (the property owner of record)
or (an agent of the property owner of record) authorize the firm of Williams, Box,
Forshee & Bullard P.C., to make application for municipal approvals and to do all things
necessary for the advancement of such application with respect to the property at the
following location 715,723,719,727,733,731,729 NW 23rd/2418 N Guernsey Ave/2419 & 2417 N Lee Ave

By: 

Title: TRUSTEE

Date: 8/15/22

1st

QUIT CLAIM DEED
(INDIVIDUAL)

20100330010363510
03/30/2010 02:31:43 PM
Bk: R211331 Pg: 1294 Pos: 2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That, Mike Tharasena, Trustee of The Tharasena Family Trust party of the first part, in consideration of the sum of Ten dollars and Zero cents, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell and convey unto The Tharasena Family Trust U/T/A December 30, 1998, party of the second part, all right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT A

Doc Stamp exemption section 3202 par 3

Return to: Mike Tharasena
616 NW 6th Street
Oklahoma City, OK 73102-1204

The Oklahoma City Abstract & Title Co.
P.O. Box 260
Oklahoma City, Oklahoma 73101-0260
Order # 201001587 MT

SUBJECT TO easements, restrictions, and mineral conveyances of record.
Together with all the improvements thereon and the appurtenances thereunto belonging.
TO HAVE AND TO HOLD the above described premises unto the said party of the second part, his/her heirs and assigns forever.
Signed and delivered this 26th day of March, 2010.

The Tharasena Family Trust
By: [Signature]
Mike Tharasena, Trustee

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)

INDIVIDUAL ACKNOWLEDGMENT

) SS:

Before me, the undersigned, a Notary Public, in and for this State, on this 26th day of March 2010, personally appeared Mike Tharasena, Trustee to me known to be the identical person who executed the within and foregoing instrument acknowledged to me that he executed the same as his 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:
File # 201001587



[Signature]
Michele A. Talbert
Notary Public

E

2/15

EXHIBIT A

TRACT A

Lot Thirty-two (32) in Block Three (3), Seaman's University Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID #04-730-1355

TRACT B

Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), and Thirty-Three (33) of Block Three (3) in Seaman's University Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lot Six (6) in Block Seven (7) in Pleasant View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID #04-788-6300; 04-730-1275, 1285, 1295, 1305, 1315, 1365

20100330010363510
Filing Fee: \$15.00
Doc. Stamps: \$.00
03/30/2010 02:31:43 PM
DEED



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:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lot Six (6) in Block Seven of PLEASANT VIEW ADDITION according to the Plat recorded in Book PL4, Page 48, together with the vacated South 140' of the Platted North-South Alley (commonly known as

"Guernsey Avenue") lying adjacent thereto and all of Lots Sixteen (16) through Twenty-six (26), inclusive, Lots Thirty-two (32) and Thirty-three (33) in Block Three (3) of CONKLINS SUB. OF BLOCKS 2 & 3 GUERNSEY PARK PL. as shown on the Plat recorded in Book PL15, Page 12 and later renamed to SEMANS UNIVERSITY ADDITION according to the certificate recorded in Book 17, Page 221 (hereinafter "CONKLINS SUB") together with all of the vacated portion of the platted Alleys lying adjacent thereto, less & except the East 127.50 feet of both East-West (E-W) Alleys and less & except that portion of the North Half (N/2) of the Northern E-W alley lying adjacent to Lots Six (6) through Thirteen (13), inclusive; said tract being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 3 CONKLINS SUB; THENCE South 89°34'50" West, a distance of 30.00 feet to the Southeast (SE) corner of said Lot 6 in Block 7 of PLEASANT VIEW ADDITION; THENCE continuing South 89°34'50" West, along and with the South line of said Lot 6, a distance of 38.50 feet to the SW corner of the same; THENCE North 00°21'43" West, along and with the West line of said Lot 6, a distance of 140.00 feet to the Northwest (NW) corner of the same; THENCE North 89°34'50" East, along and with the North line of said Lot 6, a distance of 38.36 feet to the Northeast (NE) corner of the same; THENCE North 89°34'50" East, along the extended North line of said Lot 6, a distance of 30.00 feet to the NW corner of Lot Seventeen (17) in Block 3 of said CONKLINS SUB, said corner being the NE corner of the vacated South 140 feet of Guernsey Avenue according to the Judgment recorded in Book 10596, Page 741 and re-recorded in Book 10616, Page 1389; THENCE North 00°25'10" West, along and with the West line of said Block 3, a distance of 63.00 feet to the SW corner of Lot Fifteen (15) in said Block 3, said corner lying on the North line of the vacated portion of said Northern E-W Alley, according to the Judgment recorded in Book 10424, Page 121; THENCE North 89°34'50" East, along and with the North line of said Northern E-W alley, a distance of 52.50 feet to the SW corner of said Lot 13 in Block 3 of CONKLINS SUB; THENCE South 00°25'10" East, along the extended West line of said Lot 13, a distance of 5.00 feet to the centerline (CL) of said Northern E-W Alley; THENCE North 89°34'50" East, along and with the CL of said Northern E-W alley, a distance of 200.00 feet to a point intersecting with the extended East line of said Lot 6 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Northern E-W Alley as set forth in the Judgment recorded in Book 10424, Page 121; THENCE South 00°25'10" East, along and with said East lines, a distance of 5.00 feet to a point on the North line of said Lot 32 in Block 3 of CONKLINS SUB; THENCE North 89°34'50" East, along and with the North line of said Lot 32, a distance of 127.50 feet to the NE corner of the same; THENCE South 00°25'10" East, along and with the East line of said Lot 32, a distance of 43.00 feet to the SE corner of the same; THENCE South 89°34'50" West, along and with the South line of said Lot 32, a distance of 127.50 feet to a point intersecting with the extended East line of said Lot 26 in Block 3 of

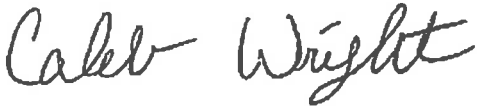
CONKLINS SUB, said point lying on the East line of the vacated portion of the Southern EW Alley as set forth in said Judgment; THENCE South 00°25'10" East, along and with said East lines, a distance of 150.00 feet to the SE corner of said Lot 26 in Block 3 of CONKLINS SUB; THENCE South 89°34'50" West, along and with the South line of said Block 3, a distance of 252.50 feet the POINT OF BEGINNING

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), 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: August 18, 2022 at 7:30 AM

First American Title Insurance Company



By:

Caleb Wright
Abstractor License No. 5032
OAB Certificate of Authority # 0049
File No. 2767042-OK99

OWNERSHIP REPORT
ORDER 2767042

DATE PREPARED: AUGUST 23, 2022
EFFECTIVE DATE: AUGUST 18, 2022 AT 7:30 A.M.

MAP NUMBER	ACCOUNT NUMBER	NAME1	NAME2	NAME3	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2683	R047886300	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	PLEASANT VIEW ADD	007	006	PLEASANT VIEW ADD 007 006 (SUBJECT PROPERTY)	733 NW 23RD ST OKLAHOMA CITY
2683	R047301285	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 17 & 18 (SUBJECT PROPERTY)	727 NW 23RD ST OKLAHOMA CITY
2683	R047301295	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 19 & 20 (SUBJECT PROPERTY)	723 NW 23RD ST OKLAHOMA CITY
2683	R047301305	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 21 THRU 24 (SUBJECT PROPERTY)	719 NW 23RD ST OKLAHOMA CITY
2683	R047301315	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 25 & 26 (SUBJECT PROPERTY)	711 NW 23RD ST OKLAHOMA CITY
2683	R047301355	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	003	032	SEMANS UNIVERSITY 003 032 (SUBJECT PROPERTY)	2417 N LEE AVE OKLAHOMA CITY
2683	R047301275	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	003	016	SEMANS UNIVERSITY 003 016 (SUBJECT PROPERTY)	2418 N GUERNSEY AVE OKLAHOMA CITY
2683	R047301365	THARASENA MIKE TRS	THARASENA FAMILY TRUST		3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	003	033	SEMANS UNIVERSITY 003 033 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2683	R047242100	MCMULLEN DAVID RYAN			700 NW 24TH ST	OKLAHOMA CITY	OK	73103	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 S90FT LOTS 27 & 28	705 NW 24TH ST OKLAHOMA CITY
2683	R047242130	OLEARY COLLIN & VERONICA			703 NW 24TH ST	OKLAHOMA CITY	OK	73103-1444	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 S90FT LOTS 29 & 30	703 NW 24TH ST OKLAHOMA CITY
2683	R047241890	PANIC PROPERTIES LLC			PO BOX 30864	EDMOND	OK	73003-0015	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 ALL LOT 16 & W15FT LOT 17	731 NW 24TH ST OKLAHOMA CITY
2683	R047241920	PANIC PROPERTIES LLC			PO BOX 30864	EDMOND	OK	73003-0015	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 E10FT LOT 17 ALL LOT 18 & W7 1/2FT LOT 19	727 NW 24TH ST OKLAHOMA CITY

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2683	R047241950	PANIC PROPERTIES LLC			PO BOX 30864	EDMOND	OK	73003- 0015	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 E17 1/2FT LOT 19 & ALL LOT 20	723 NW 24TH ST OKLAHOMA CITY
2683	R047241980	MCCORMICK JACQUELINE MARIE			719 NW 24TH ST	OKLAHOMA CITY	OK	73103	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 LOTS 21 & 22	719 NW 24TH ST OKLAHOMA CITY
2683	R047242010	CHANEY MORGAN A			715 NW 24TH ST	OKLAHOMA CITY	OK	73103	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 LOTS 23 & 24	715 NW 24TH ST OKLAHOMA CITY
2683	R047242040	KENNEDY AZURE LLC			8005 DAVIS MOUNTAIN PASS	AUSTIN	TX	78726	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 LOTS 25 & 26	709 NW 24TH ST OKLAHOMA CITY
2683	R047242070	MARTIN EMILY JUNE			2509 N LEE AVE	OKLAHOMA CITY	OK	73103- 1445	GUERNSEY PARK PLACE	004	000	GUERNSEY PARK PLACE 004 000 N56.5FT OF LOTS 27 THRU 30	2509 N LEE AVE OKLAHOMA CITY
2683	R047242430	MCANALLY THEODORE IV	MCANALLY SARAH ELIZABETH		627 NW 24TH ST	OKLAHOMA CITY	OK	73103	GUERNSEY PARK PLACE	005	000	GUERNSEY PARK PLACE 005 000 S101FT LOTS 16 & 17	627 NW 24TH ST OKLAHOMA CITY
2683	R047242550	ROBERTSON MARK A TRS	LOWER REAL ESTATE TRUST		9658 N MAY AVE STE 200	OKLAHOMA CITY	OK	73120- 2718	GUERNSEY PARK PLACE	005	000	GUERNSEY PARK PLACE 005 000 LOTS 22 & 23	615 NW 24TH ST OKLAHOMA CITY
2683	R047242520	LEES MATTHEW K R	LEES CLIFTON R		619 NW 24TH ST	OKLAHOMA CITY	OK	73103	GUERNSEY PARK PLACE	005	000	GUERNSEY PARK PLACE 005 000 LOTS 20 & 21	619 NW 24TH ST OKLAHOMA CITY
2683	R047242490	BLIGH JAMES H II			PO BOX 3021	OKLAHOMA CITY	OK	73101	GUERNSEY PARK PLACE	005	000	GUERNSEY PARK PLACE 005 000 LOTS 18 & 19	623 NW 24TH ST OKLAHOMA CITY
2683	R047885810	MOORE CLINT W	DUWEL ANGELINA A		807 NW 24TH ST	OKLAHOMA CITY	OK	73106- 5609	PLEASANT VIEW ADD	005	000	PLEASANT VIEW ADD 005 000 LOTS 22 & 23	807 NW 24TH ST OKLAHOMA CITY
2683	R047885880	MISTER ELMA TRS	MISTER ELMA REV LIVING TRUST		PO BOX 95982	OKLAHOMA CITY	OK	73143- 5982	PLEASANT VIEW ADD	005	000	PLEASANT VIEW ADD 005 000 LOTS 24 THRU 26	2501 N SHARTEL AVE OKLAHOMA CITY
2683	R047886020	PANIC PROPERTIES LLC			PO BOX 30864	EDMOND	OK	73003- 0015	PLEASANT VIEW ADD	006	000	PLEASANT VIEW ADD 006 000 LOTS 4 & 5	735 NW 24TH ST OKLAHOMA CITY
2683	R047886090	BORDERS GENEVA O			733 NW 24TH ST	OKLAHOMA CITY	OK	73103- 1449	PLEASANT VIEW ADD	006	006	PLEASANT VIEW ADD 006 006	733 NW 24TH ST OKLAHOMA CITY

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2683	R047886230	CHENG PAUL P & LISA L			2800 SW 130TH ST	OK	73170- 2083	PLEASANT VIEW ADD	007	000	PLEASANT VIEW ADD 007 000 LOTS 4 & 5	2410 N SHARTEL AVE OKLAHOMA CITY
2683	R047886160	CHENG LISA			2800 SW 130TH ST	OK	73170- 2083	PLEASANT VIEW ADD	007	000	PLEASANT VIEW ADD 007 000 S71FT LOTS 1 THRU 3	2412 N SHARTEL AVE OKLAHOMA CITY
2683	R047886170	CHENG LISA			2800 SW 130TH ST	OK	73170- 2083	PLEASANT VIEW ADD	007	000	PLEASANT VIEW ADD 007 000 N69FT LOTS 1 THRU 3	2416 N SHARTEL AVE OKLAHOMA CITY
2683	R047886860	QUAN JAY LEE			11909 SKYWAY AVE	OK	73162- 1046	PLEASANT VIEW ADD	008	000	PLEASANT VIEW ADD 008 000 LOTS 14 THRU 19	825 NW 23RD ST OKLAHOMA CITY
2683	R047887000	QUAN JAY LEE			11909 SKYWAY AVE	OK	73162- 1046	PLEASANT VIEW ADD	008	000	PLEASANT VIEW ADD 008 000 LOTS 20 & 21	811 NW 23RD ST OKLAHOMA CITY
2683	R047887140	ROSSAVIK IVAR K & CLAUDIA L			801 NW 23RD ST	OK	73106- 5601	PLEASANT VIEW ADD	008	000	PLEASANT VIEW ADD 008 000 S40FT OF LOTS 1 THRU 5 & LOTS 6 & E2 LOT 7 & LOTS 22 THRU 26	801 NW 23RD ST OKLAHOMA CITY
2683	R047886440	LOCAL CONSTRUCTION CO			2419 N SHARTEL AVE	OK	73103- 1438	PLEASANT VIEW ADD	008	000	PLEASANT VIEW ADD 008 000 N50FT OF S90FT LOTS 1 THRU 5	2419 N SHARTEL AVE OKLAHOMA CITY
2683	R047886370	ROSSAVIK IVAR K & CLAUDIA L	FAMILY REVOCABLE TRUST		8009 LAKEHURST DR	OK	73120- 4325	PLEASANT VIEW ADD	008	000	PLEASANT VIEW ADD 008 000 N50FT LOTS 1 THRU 5	2423 N SHARTEL AVE OKLAHOMA CITY
2683	R047886650	PASEO TWENTY FOUR PROPERTIES LLC			4801 GAILLARDIA PKWY STE 325	OK	73142	PLEASANT VIEW ADD	008	000	PLEASANT VIEW ADD 008 000 W 1/2 OF LOT 7 PLUS ALL OF LOTS 8 THRU 13	816 NW 24TH ST OKLAHOMA CITY

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2683	R047301185	THARASENA MIKE TRS	THARASENA FAMILY TRUST				3232 SW 96TH ST	OKLAHOMA CITY	OK	73159	SEMANS UNIVERSITY	000	000	SEMANS UNIVERSITY BLK 000 LOT 000 PT OF VACATED ALLEY IN BLK 3 DESCRIBED AS N10FT OF LOTS 17 THRU 26 & S10FT OF LOT 16 & S10FT OF LOT 33 & S10FT OF W12.5FT OF LOT 32 & THAT PORTION OF N ALLEY RUNNING E&W BEING N10FT OF LOT 16 LOT 33 & N10FT OF W12.5FT OF LOT 32 & S10FT OF LOTS 6 THRU 15 INCLUDING THAT PORTION OF ALLEY LYING BETWEEN LOTS 32 & LOT 33 & BETWEEN LOT 33 & LOT 16	0 UNKNOWN OKLAHOMA CITY
2683	R047301025	UPTOWN CITIZEN LLC					PO BOX 54934	OKLAHOMA CITY	OK	73154-1934	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOTS 1 THRU 5 & LOT 32	606 NW 24TH ST OKLAHOMA CITY
2683	R047301115	PASEO APOSTOLIC CHURCH INC					611 NW 23RD ST	OKLAHOMA CITY	OK	73103	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOT 16 & LOTS 17 THRU 28 & LOT 33	615 NW 23RD ST OKLAHOMA CITY
2683	R047301085	VEACH CHELSEA					628 NW 24TH ST	OKLAHOMA CITY	OK	73103	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOTS 14 & 15	628 NW 24TH ST OKLAHOMA CITY
2683	R047301065	SMALL SUSAN C	SMALL DORIAN JON				624 NW 24TH ST	OKLAHOMA CITY	OK	73103-1420	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOTS 12 & 13	624 NW 24TH ST OKLAHOMA CITY
2683	R047301055	PASEO APOSTOLIC CHURCH INC					611 NW 23RD ST	OKLAHOMA CITY	OK	73103	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOTS 10 & 11	0 UNKNOWN OKLAHOMA CITY
2683	R047301045	LYSANIUK VICTOR					2320 NW 180TH ST	EDMOND	OK	73012-0652	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOTS 8 & 9	612 NW 24TH ST OKLAHOMA CITY
2683	R047301035	WETMORE JIMMIE KAY	WETMORE KEVIN R				611 NW 24TH ST	OKLAHOMA CITY	OK	73103	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOTS 6 & 7	0 UNKNOWN OKLAHOMA CITY
2683	R047301115	PASEO APOSTOLIC CHURCH INC					611 NW 23RD ST	OKLAHOMA CITY	OK	73103	SEMANS UNIVERSITY	002	000	SEMANS UNIVERSITY 002 000 LOT 16 & LOTS 17 THRU 28 & LOT 33	615 NW 23RD ST OKLAHOMA CITY

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2683	R047301335	AL NOOR INVESTMENTS INC		5912 CROWNOVER CT	PLANO TX	75093-4340	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 27 THRU 31	701 NW 23RD ST OKLAHOMA CITY
2683	R047301265	THARASENA MIKE TRS	THARASENA FAMILY TRUST	3232 SW 96TH ST	OKLAHOMA CITY	73159	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 14 & 15	726 NW 24TH ST OKLAHOMA CITY
2683	R047301255	ESTRADA GILBERTO	ESTRADA VALERIA	722 NW 24TH ST	OKLAHOMA CITY	73103-1422	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 12 & 13	722 NW 24TH ST OKLAHOMA CITY
2683	R047301245	PADEN SARA BETH		718 NW 24TH ST	OKLAHOMA CITY	73103-1422	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 10 & 11	718 NW 24TH ST OKLAHOMA CITY
2683	R047301235	MCHUGHES JIM A & MELANIE		3108 GREENWOOD CT	NORMAN	73072-3317	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 8 & 9	712 NW 24TH ST OKLAHOMA CITY
2683	R047301225	MICHEL INVESTMENTS LLC	C/O MICHELLE CARRIER	2509 NW 57TH ST	OKLAHOMA CITY	73112	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 6 & 7	710 NW 24TH ST OKLAHOMA CITY
2683	R047301215	LEE BRENNAN		9900 LEE CIR	LEAWOOD	66206	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOTS 4 & 5	706 NW 24TH ST OKLAHOMA CITY
2683	R047301205	MOORE ANDREW & JENNA LYNN		704 NW 24TH ST	OKLAHOMA CITY	73103-1422	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 W13 3/4FT LOT 2 & ALL LOT 3	704 NW 24TH ST OKLAHOMA CITY
2683	R047301195	MCMULLEN RYAN	MCMULLEN JENNA	700 NW 24TH ST	OKLAHOMA CITY	73103-1422	SEMANS UNIVERSITY	003	000	SEMANS UNIVERSITY 003 000 LOT 1 & E11 1/4FT OF LOT 2	700 NW 24TH ST OKLAHOMA CITY
2712	R045000234	FERGUSON JOHN CEPHAS	DAVIS JULIA ELISABETH	631 NW 22ND ST	OKLAHOMA CITY	73103	UNIVERSITY ADDITION	002	000	UNIVERSITY ADDITION 002 000 LOTS 31 & 32	631 NW 22ND ST OKLAHOMA CITY
2712	R045000225	NABORS BOBBY WAYNE	NABORS DARCY E	627 NW 22ND ST	OKLAHOMA CITY	73103-1401	UNIVERSITY ADDITION	002	000	UNIVERSITY ADDITION 002 000 LOTS 29 & 30	627 NW 22ND ST OKLAHOMA CITY
2712	R045000099	DENTON VENTURES LLC		18817 HAVENBROOK RD	OKLAHOMA CITY	73012	UNIVERSITY ADDITION	002	000	UNIVERSITY ADDITION BLK 002 LOT 000 LOTS 1 2 3 & W/2 OF LOT 4 & N10FT OF VACATED ALLEY ADJ ON S & PT OF VACATED ALLEY BEG AT NW/C LT 32 TH N10FT E50FT S10FT W50FT TO BEG	630 NW 23RD ST OKLAHOMA CITY

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EFFECTIVE DATE: AUGUST 18, 2022 AT 7:30 A.M.

2712	R045000126	WD CO 23RD STREET LLC	CSL PLASMA	C/O CAROL REID	900 BROKEN SOUND PKWY STE 400	BOCA RATON FL	33487	UNIVERSITY ADDITION	002	000	UNIVERSITY ADDITION 002 000 E/2 LOT 4 & ALL LOTS 5 THRU 8	620 NW 23RD ST OKLAHOMA CITY
2712	R045000387	CMR ENTERPRISES LLC			PO BOX 888	OKLAHOMA CITY	73101	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 W5FT LOT 33 & ALL LOTS 34	733 NW 22ND ST OKLAHOMA CITY
2712	R045000346	716 NW 23RD INVESTMENT LLC			PO BOX 722760	NORMAN	73070	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 W6.25FT LOT 25 & ALL LOTS 26 THRU 32 & E20FT OF LOT 33	0 UNKNOWN OKLAHOMA CITY
2712	R045000342	NORTH SHAUNDRA GAYLE			715 NW 22ND ST	OKLAHOMA CITY	73103	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION BLK 003 LOT 000 LOT 24 EX BEG 20FT N OF SE/C LOT 24 TH W2FT N60FT E2FT S TO BEG PLUS E18.75FT OF LOT 25	715 NW 22ND ST OKLAHOMA CITY
2712	R045000333	CARTY DAVID J & PEGGY L			13108 CEDAR SPRINGS RD	OKLAHOMA CITY	73120-1808	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 W 1/2 LOT 22 ALL LOT 23 & PT LOT 24 BEG 20FT N OF SE/C TH W2FT N60FT E2FT S TO BEG	711 NW 22ND ST OKLAHOMA CITY
2712	R045000324	CARTY DAVID J & PEGGY L			13108 CEDAR SPRINGS RD	OKLAHOMA CITY	73120-1808	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 ALL LOT 21 & E 1/2 LOT 22	707 NW 22ND ST OKLAHOMA CITY
2712	R045000315	WASSON PROPERTIES LLC			2508 NW 69TH ST	OKLAHOMA CITY	73116	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 W 1/2 LOT 19 & ALL LOT 20	705 NW 22ND ST OKLAHOMA CITY
2712	R045000306	KELLER JOHN R			701 NW 22ND ST	OKLAHOMA CITY	73103-1403	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 LOT 18 & E 1/2 OF LOT 19	701 NW 22ND ST OKLAHOMA CITY
2712	R045000242	JP PROPERTIES LLC			730 NW 23RD ST	OKLAHOMA CITY	73103-1447	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 ALL LOTS 1 & 2	730 NW 23RD ST OKLAHOMA CITY
2712	R045000252	WEIN SANDY	PARKER PATRICIA NAIFEH TRS	PARKER PATRICIA NAIFEH 2019 REV TRUST	726 NW 23RD ST	OKLAHOMA CITY	73103-1418	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 LOTS 3 & 4	726 NW 23RD ST OKLAHOMA CITY
2712	R045000262	716 NW 23RD INVESTMENT LLC			PO BOX 722760	NORMAN	73070	UNIVERSITY ADDITION	003	000	UNIVERSITY ADDITION 003 000 ALL LOTS 5 THRU 17	716 NW 23RD ST OKLAHOMA CITY

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2712	R045000504	GRESHAM SAM L TRS & REV TRUST	ADAMS LYNETTE A TRS & REV TRUST		520 NW 18TH ST	OKLAHOMA CITY	OK	73103	UNIVERSITY ADDITION	004	000	UNIVERSITY ADDITION 004 000 LOTS 18 THRU 24	809 NW 22ND ST OKLAHOMA CITY
2712	R045000477	RAYNER TERENCE			PO BOX 85 3208 ROCKHAMP TON AVE	LAGUNITAS	CA	94938- 0085	UNIVERSITY ADDITION	004	000	UNIVERSITY ADDITION 004 000 N75FT LOTS 14 THRU 17	2309 N SHARTEL AVE OKLAHOMA CITY
2712	R045000432	HUA ERIC TRANG T & HA LE T				OKLAHOMA CITY	OK	73179- 1223	UNIVERSITY ADDITION	004	000	UNIVERSITY ADDITION 004 000 LOTS 3 THRU 5	816 NW 23RD ST OKLAHOMA CITY
2712	R045000441	MARTIN INVESTMENT PROPERTIES LLC			PO BOX 2276	OKLAHOMA CITY	OK	73102	UNIVERSITY ADDITION	004	000	UNIVERSITY ADDITION 004 000 LOTS 6 & 7	812 NW 23RD ST OKLAHOMA CITY
2712	R045000450	JARRED D SMITH LLC			PO BOX 18938	OKLAHOMA CITY	OK	73154- 0938	UNIVERSITY ADDITION	004	000	UNIVERSITY ADDITION 004 000 LOTS 8 & 9	808 NW 23RD ST OKLAHOMA CITY
2712	R045000459	JARRED D SMITH LLC			PO BOX 18938	OKLAHOMA CITY	OK	73154- 0938	UNIVERSITY ADDITION	004	000	UNIVERSITY ADDITION 004 000 LOTS 10 & 11	804 NW 23RD ST OKLAHOMA CITY
2712	R045000468	NEAL LINDSAY K	PARSON BRADLEY T & BRANDY J		426 NW 34TH ST	OKLAHOMA CITY	OK	73118- 8647	UNIVERSITY ADDITION	004	000	UNIVERSITY ADDITION 004 000 LOTS 12 & 13	800 NW 23RD ST OKLAHOMA CITY