



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

Walker & 31st

Project Name

500 NW 31st St., 504 NW 31st, and 3107 N. Walker Ave.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only	
Case No.: SPUD -	1449
File Date:	23 Aug '22
Ward No.:	2
Nbhd. Assoc.:	Central Park NA
School District:	OKC
Extg Zoning:	R-2
Overlay:	

approx. .32 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):

Carter Still

Name

1135 Woodland Pl.

Mailing Address

Oklahoma City, OK 73118

City, State, Zip Code

918-630-2488

Phone

carterstill90@gmail.com

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.

Exhibit A
Legal Description

Lots One (1), Two (2), Three (3), and Four (4), in Block Sixteen (16), in CENTRAL PARK,
an Addition to Oklahoma City, Oklahoma County, Oklahoma.

4720 N.W. 70th St.
Oklahoma City, OK 73132
Oklahoma PLS #1277
C.A. 7331 - Expires 8/30/2023

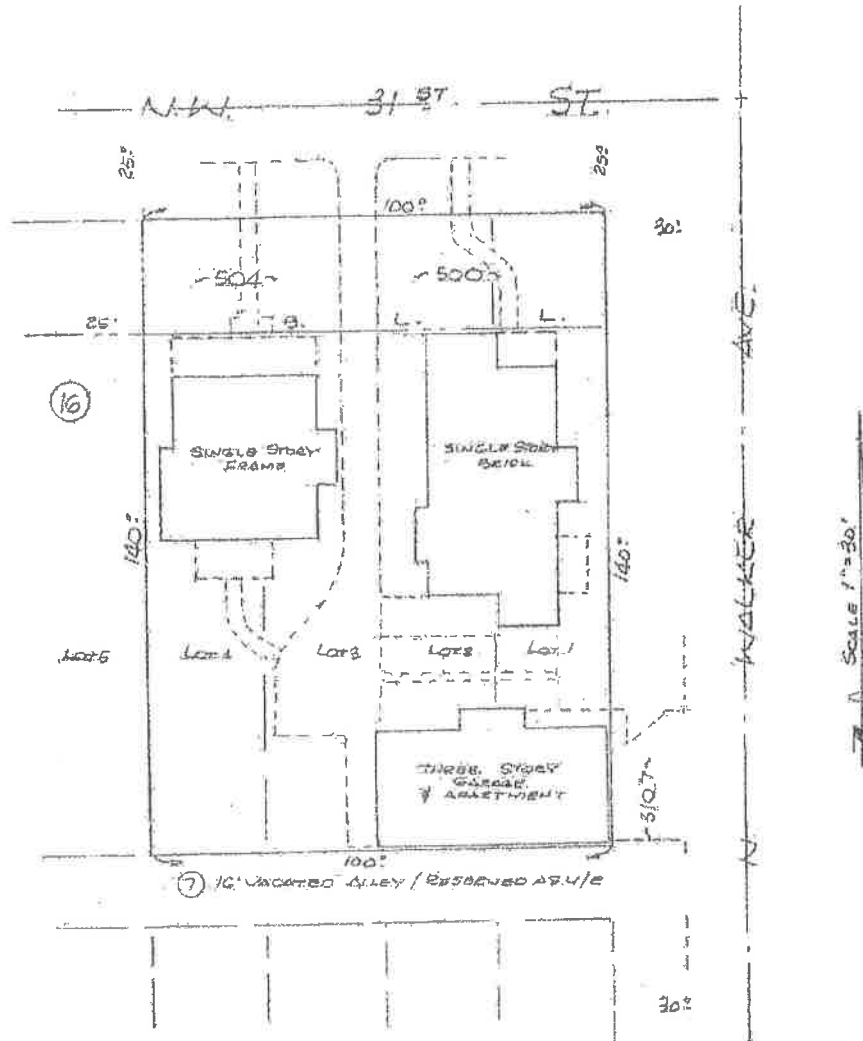


405-206-6145
405-470-7448 Fax
davep@sandstoneok.com

MORTGAGE INSPECTION REPORT

EXHIBIT "A"

Lots One (1), Two (2), Three (3) and Four (4), in Block Sixteen (16), of CENTRAL PARK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, 500 NW 31st Street, Oklahoma City, OK 73118, 504 NW 31st Street, Oklahoma City, OK 73118, 3107 N Walker Avenue, Oklahoma City, OK 73118



Dated: June 15th, 2022

David C. Phillips



David C. Phillips PLS

Oklahoma Registered Land Surveyor #1277

22-0180 Stewart, Nichols Hills

Page 2 of 2

File Number: 1707449

ES
161

LETTER OF AUTHORIZATION

Carter Still, (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 500 NW 31st Street, Oklahoma City, OK 73103.

By: ^{Authentisign}
Carter Still 08/18/22

Title: Cascade Holdings LLC - Manager

Date: 08/18/22

^{Authentisign}
Blake Johnson 08/18/22
Simpson St Holding Co LLC - Manager

^{Authentisign}
Matthew Maguire 08/18/22
MXM Holdings LLC - Manager



Certified True Copy
DANNY LAMBERT, DEPUTY COUNTY
CLERK
Oklahoma County, Oklahoma

D. Lambert

Stewart Title of Oklahoma, Inc.
701 N. Broadway, # 300
Oklahoma City, OK 73102

2022070701104431 B: 15206 P: 189
07/07/2022 08:23:35 AM Pgs: 1
Fee: \$18.00 Doc Stamp: \$1009.50
Danny Lambert, Deputy County Clerk
Oklahoma County - State of Oklahoma



WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 1707449
Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, FiveOneFiveThreeOne, LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Cascade Holdings, LLC and MXM Holdings, LLC and Simpson St Holding Co, LLC parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots One (1), Two (2), Three (3) and Four (4), in Block Sixteen (16), of CENTRAL PARK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 048528125

Grantee's Mailing Address: 1135 Woodlawn Place, Oklahoma City, OK 73118

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 forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Member this 23rd day of June, 2022

FiveOneFiveThreeOne, LLC

Ursula Bradshaw, Member
Ursula Bradshaw, Member

1707449

CORPORATION OR LLC ACKNOWLEDGMENT

State of Texas
County of Kaufman

Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of June, 2022, personally appeared, Ursula Bradshaw, Member, of FiveOneFiveThreeOne, LLC, to me well known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person for the uses and purposes therein set forth.

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

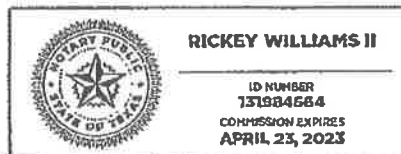
Rickey Williams II
Notary Public: Rickey Williams II
Commission Expires: 04/23/2023
Notary Public, State of Texas

Notarized online using audio-video communication. Stewart Title of Oklahoma, Inc.
5551 N Classen Blvd, Suite 100
Oklahoma City, OK 73118

RETURN TO:

Stewart Title of Oklahoma, Inc.
5551 N Classen Blvd, Suite 100
Oklahoma City, OK 73118

Filing Fees: \$18.00
Doc Stamps: \$1,024.50





Certified True Copy
DANNY LAMBERT, DEPUTY COUNTY
CLERK
Oklahoma County, Oklahoma

Danny Lambert

Stewart Title of Oklahoma, Inc.
701 N. Broadway, # 300
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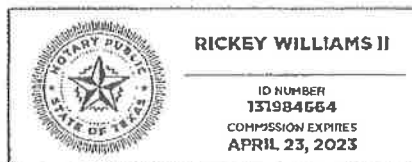
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Filing Fees: \$18.00
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THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 31st St. & N. Walker Ave.

August 22, 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@wbfbllaw.com

SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **R-2 Medium-Low Density Residential 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:

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential (to also include a single structure with four units contained within)
8200.16	Two-Family Residential

2. **Maximum Building Height:**

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the height.

3. Maximum Building Size:

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the size.

4. Maximum Number of Buildings:

There shall be three (3) buildings within this SPUD that shall be deemed to conform to any applicable regulations.

5. Building Setback Lines

All existing setbacks shall be deemed to conform to any applicable regulations. In the event of a new structure, unless modified herein, yard requirements shall be in accordance with the base-zoning district.

6. Sight-proof Screening:

All existing screening shall be deemed to conform to any applicable regulations. In the event of a new structure, no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

7. Landscaping:

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 Free standing accessory signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs will be prohibited within this SPUD.

8.4 Electronic Message Display signs

Electronic Message Display signs will be prohibited within this SPUD.

9. Access:

There shall be one access point per lot within this SPUD. There shall be one access point on N. Walker Ave. and two (2) access points on NW 31st St.

10. Sidewalks

Existing sidewalks shall be deemed to conform to any applicable regulations.

II. Other Development Regulations:

1. Architecture:

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

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 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:

All existing parking shall be deemed to conform to any applicable regulations.

7. Maintenance:

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

8. Drainage:

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

9. Lot Split

Spud shall permit the owner to split the tract into three (3) lots via administrative lot split.

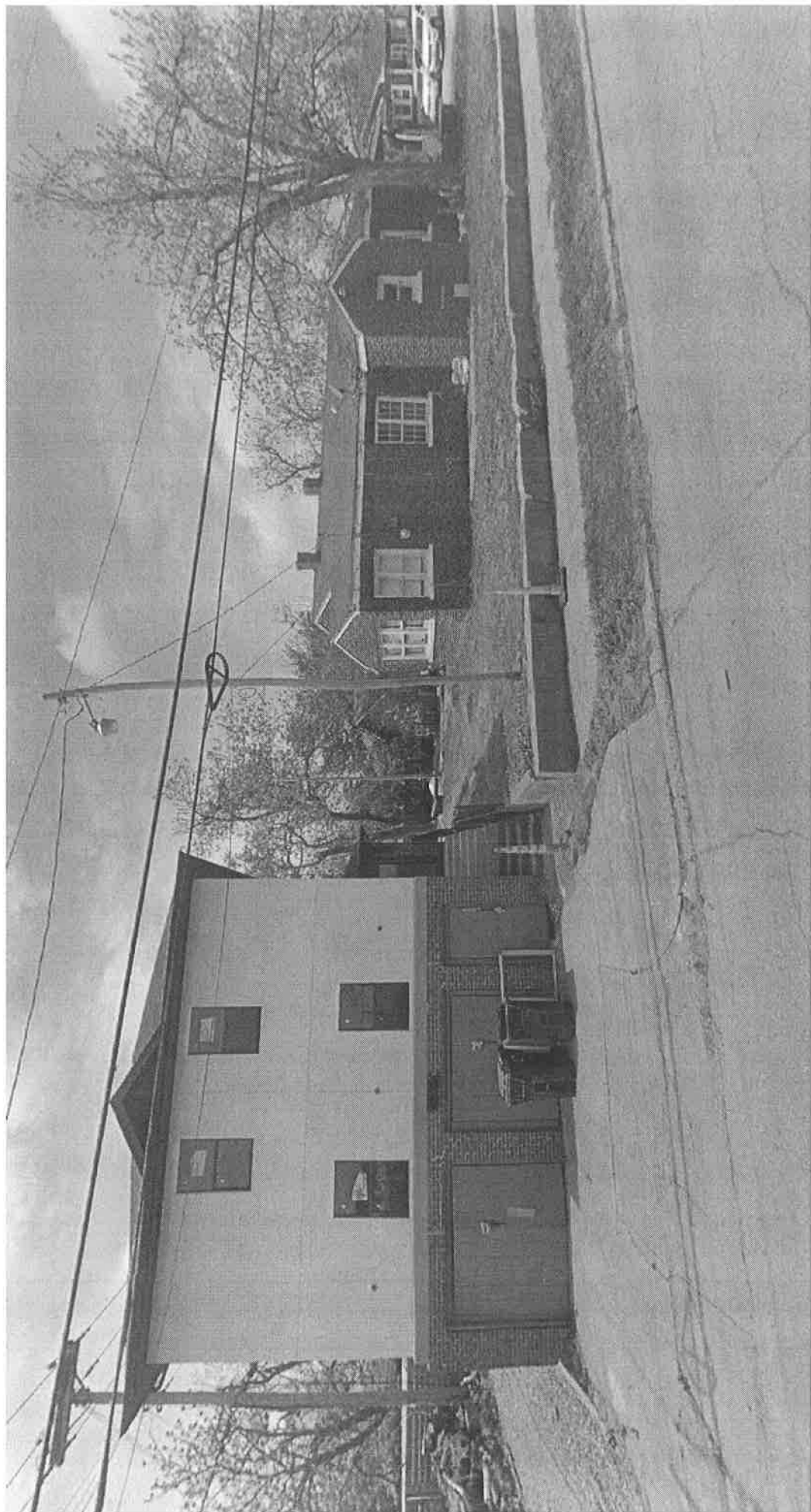
10. Lot Size

The minimum lot size shall be determined at the time of lot split.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan





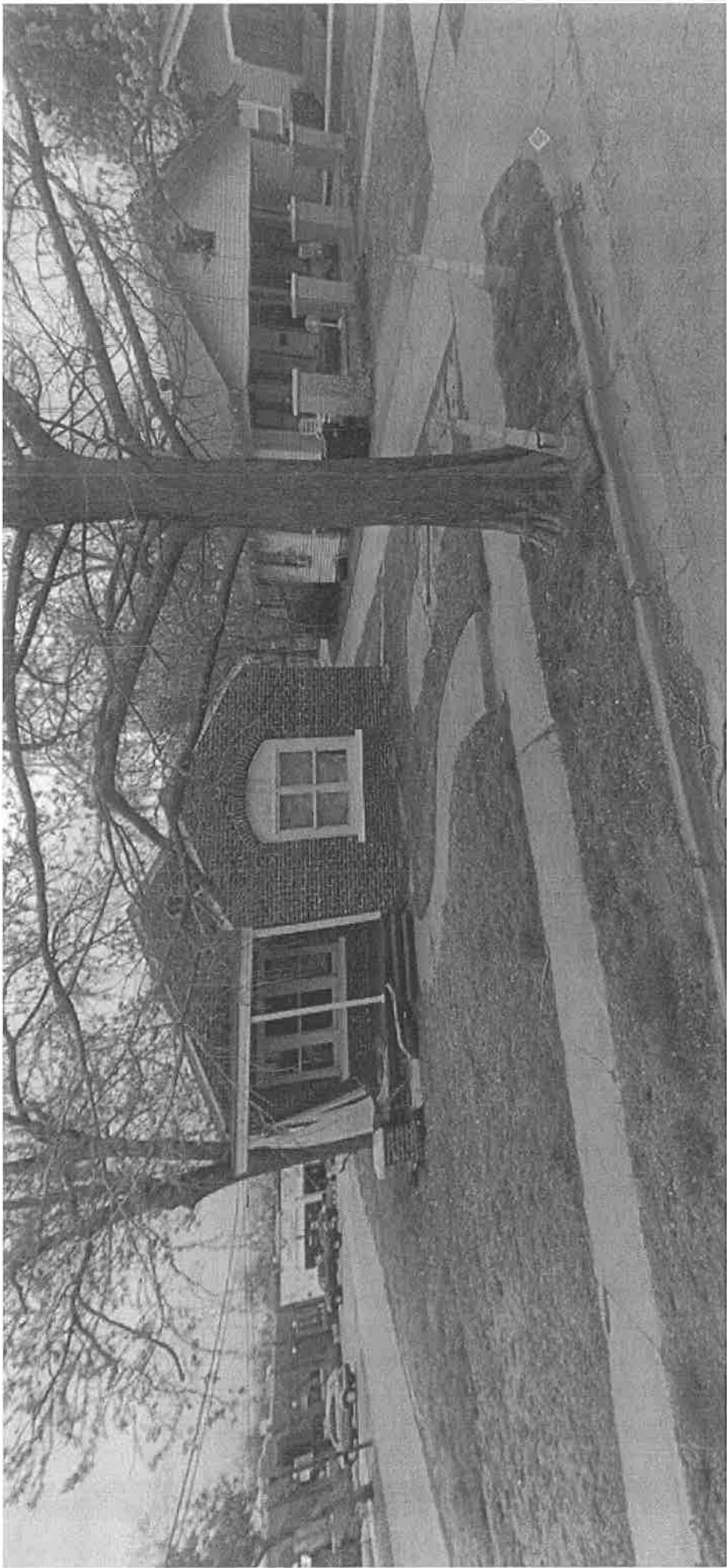


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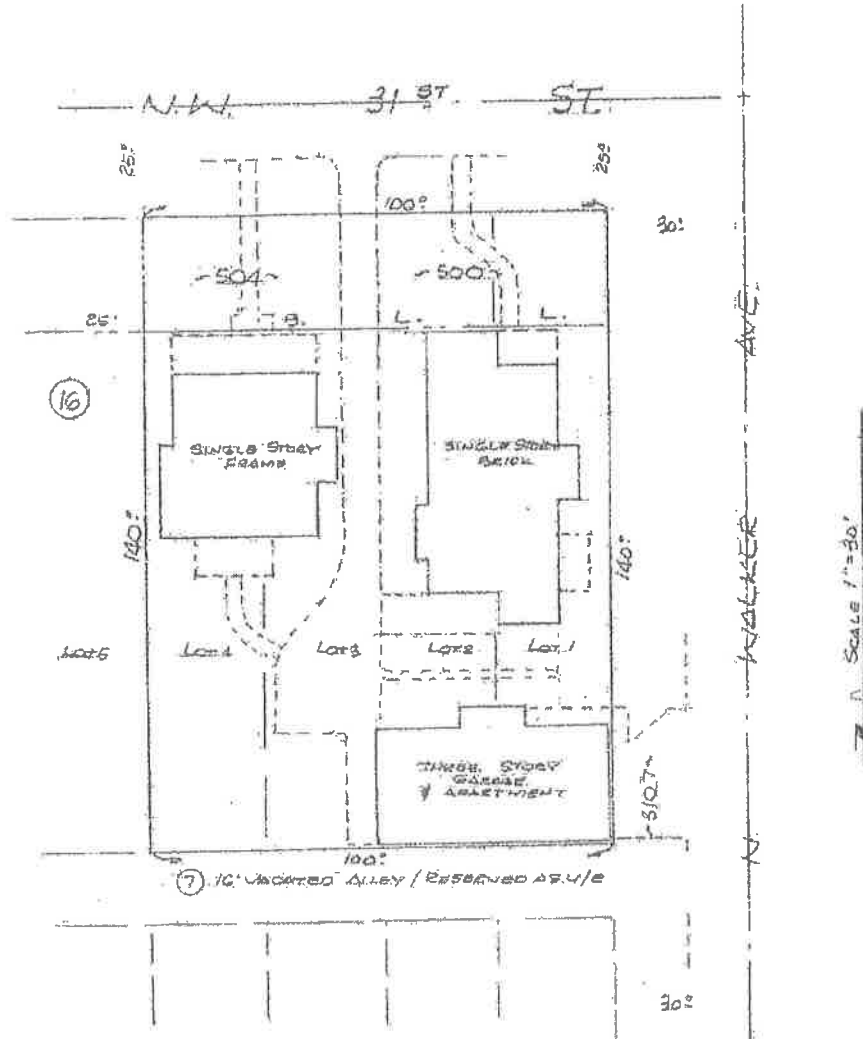


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Dated: June 15th, 2022

David C. Phillips



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Oklahoma Registered Land Surveyor #1277

22-0180 Stewart, Nichols Hills

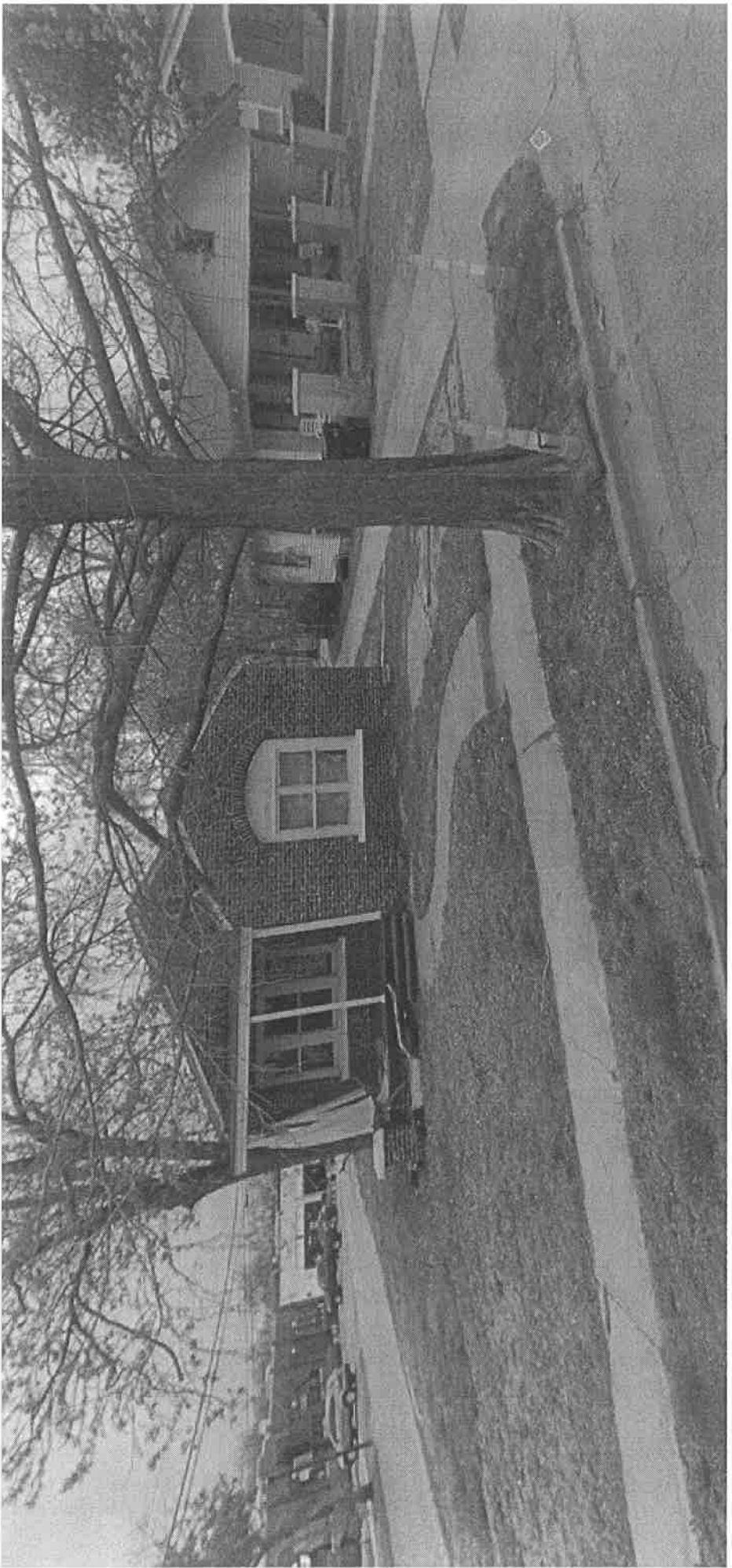
Page 2 of 2

File Number: 1707449

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STATE OF OKLAHOMA)
)
) §:
COUNTY OF OKLAHOMA)

By: Steven Jakowski
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2765002-OK99

OWNERSHIP REPORT
ORDER 2765002-OK99

DATE PREPARED: AUGUST 19, 2022
EFFECTIVE DATE: AUGUST 12, 2022 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2684	R048528125	CASCADE HOLDINGS LLC	MXM HOLDINGS LLC SIMPSON ST HOLDING CO LLC	1135 WOODLAWN PL	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 1 THRU 4 (SUBJECT PROPERTY)	500 NW 31ST ST OKLAHOMA CITY
2684	R048526800	CROSS RIVER CAPITAL INC		8809 RAMBLING RD	OKLAHOMA CITY	OK	73132	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 33 & 34	529 NW 31ST ST OKLAHOMA CITY
2684	R048526825	HUGHES ELENA MARIE		525 NW 31ST ST	OKLAHOMA CITY	OK	73118-7334	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 35 & 36	525 NW 31ST ST OKLAHOMA CITY
2684	R048526850	KANALY KRISTOPHER C		523 NW 31ST ST	OKLAHOMA CITY	OK	73118-7334	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 37 & 38	523 NW 31ST ST OKLAHOMA CITY
2684	R048526875	BYRD BILL		4711 N WILLARD AVE	OKLAHOMA CITY	OK	73105-6806	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 39 & 40	517 NW 31ST ST OKLAHOMA CITY
2684	R048526900	CHRISTIAN STATIONS LLC		1140 NW CACHE RD	LAWTON	OK	73507	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 41 & 42	513 NW 31ST ST OKLAHOMA CITY
2684	R048526925	OCIR LTD		6300 CHATHAM RD	OKLAHOMA CITY	OK	73132	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 43 & 44	511 NW 31ST ST OKLAHOMA CITY

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2684	R048526950	ELLWOOD JOHN KUGLER	DUININCK GRACE ELIZABETH	505 NW 31ST ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 45 & 46	505 NW 31ST ST OKLAHOMA CITY
2684	R048526975	MAHER CHARLES F		501 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7334	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 47 & 48	501 NW 31ST ST OKLAHOMA CITY
2684	R048526400	JENNINGS JUSTIN W		1008 CLOVER LN	OKLAHOMA CITY	OK	73131	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION BLK 013 LOT 000 529FT OF LOTS 1 & 2	3219 N WALKER AVE OKLAHOMA CITY
2684	R048526425	BAKER REGINA KAY		500 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION BLK 013 LOT 000 N111FT OF LOTS 1 & 2	500 NW 32ND ST OKLAHOMA CITY
2684	R048526450	WOODRUFF JENNIFER		504 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 3 & 4	504 NW 32ND ST OKLAHOMA CITY
2684	R048526475	MCCAMMON MARY SUSAN		508 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 5 & 6	508 NW 32ND ST OKLAHOMA CITY
2684	R048526500	SCHULZ MICHAEL	SCHULZ KYONG AE	512 NW 32ND ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 7 & 8	512 NW 32ND ST OKLAHOMA CITY
2684	R048526525	MYERS QUINTON TRS	MYERS QUINTON LIVING TRUST	516 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 9 & 10	516 NW 32ND ST OKLAHOMA CITY

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2684	R048526550	BULLER JONATHAN DALE & ARLENE BECK		526 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 11 THRU 14	526 NW 32ND ST OKLAHOMA CITY
2684	R048528675	LLOYD TIMOTHY & LISA		501 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 47 & 48	501 NW 30TH ST OKLAHOMA CITY
2684	R048528650	505 NW 30 LLC		442 NW 20TH ST	OKLAHOMA CITY	OK	73103- 1919	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 45 & 46	505 NW 30TH ST OKLAHOMA CITY
2684	R048528625	BAEZ PROPERTIES LLC		1301 NW 20TH ST	OKLAHOMA CITY	OK	73106- 4005	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 43 & 44	509 NW 30TH ST OKLAHOMA CITY
2684	R048528600	WOLFF MICHAEL & KATHLEEN		10396 N 2432 CIR	WEATHERFO RD	OK	73096- 7509	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 41 & 42	515 NW 30TH ST OKLAHOMA CITY
2684	R048528575	MUGLIA MICHELLE E		517 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 39 & 40	517 NW 30TH ST OKLAHOMA CITY
2684	R048528550	SIGNS PAUL & TARA		519 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 37 & 38	519 NW 30TH ST OKLAHOMA CITY
2684	R048528525	MATTHEWS JUDITH L	BLEVINS GARRETT C	525 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 35 & 36	525 NW 30TH ST OKLAHOMA CITY

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2684	R048528500	DUONG TRANG TRUNG		529 NW 30TH ST	OKLAHOMA CITY	OK	73118- 7328	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 33 & 34	529 NW 30TH ST OKLAHOMA CITY
2684	R048528475	WHEELER CARL CLINTON III		533 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 31 & 32	533 NW 30TH ST OKLAHOMA CITY
2684	R048528300	WOOD TODD & DIANE		320 CHEROKEE DR	YUKON	OK	73099- 5654	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 17 & 18	532 NW 31ST ST OKLAHOMA CITY
2684	R048528275	SMITH CHARLES D		528 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 15 & 16	528 NW 31ST ST OKLAHOMA CITY
2684	R048528250	RIDGE STEVE H		524 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 13 & 14	524 NW 31ST ST OKLAHOMA CITY
2684	R048528225	LEPARD ROBERT S		2617 ASHE WOOD DR	EDMOND	OK	73034- 5856	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 11 & 12	520 NW 31ST ST OKLAHOMA CITY
2684	R048528200	THOMPSON CLAYTON L & SUNNYE		516 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 9 & 10	518 NW 31ST ST OKLAHOMA CITY
2684	R048528175	BOYD GAIA		416 NW 28TH ST	OKLAHOMA CITY	OK	73103	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 7 & 8	512 NW 31ST ST OKLAHOMA CITY

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2684	R048528150	SCOTT ALEXANDER TROY		510 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 5 & 6	510 NW 31ST ST OKLAHOMA CITY
2681	R049161240	CITYCORE LLC		PO BOX 54887	OKLAHOMA CITY	OK	73154- 1887	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 7 THRU 14	3110 N WALKER AVE OKLAHOMA CITY
2681	R049161280	MERE SPACE LLC		3900 ANNUNCIATION ST	NEW ORLEANS	LA	70115	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 15 & 16	401 NW 30TH ST OKLAHOMA CITY
2681	R049161220	BOARD OF EDUCATION		900 N KLEIN	OKLAHOMA CITY	OK	73106	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LTS 1 TO 6 EXEMPT	3200 N WALKER AVE OKLAHOMA CITY
2683	R047248470	CASA ROSA LLC		PO BOX 54887	OKLAHOMA CITY	OK	73154- 1887	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 12 THRU 15	524 NW 30TH ST OKLAHOMA CITY
2683	R047248460	PASEO VILLAGE		PO BOX 54887	OKLAHOMA CITY	OK	73154- 1887	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 10 & 11	0 UNKNOWN OKLAHOMA CITY
2683	R047248430	LC HOLLIDAY PROPERTIES LLC		411 WALNUT ST 17958	GREEN COVE SPRINGS	FL	32043- 3443	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 8 & 9	512 NW 30TH ST OKLAHOMA CITY
2683	R047248400	K LANE ROBERT ROBINSON FREDERICK MELVIN		508 NW 30TH ST	OKLAHOMA CITY	OK	73118- 7329	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 6 & 7 PLUS N/2 OF VACATED ALLEY ADJ SD LTS ON S	508 NW 30TH ST OKLAHOMA CITY

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2683	R047248370	LLOYD TIM & LISA		500 NW 30TH ST	OKLAHOMA CITY	OK	73118	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 1 THRU 5	500 NW 30TH ST OKLAHOMA CITY
2682	R046608520	KHAN MUMTAZ		17109 WALES GREEN AVE	EDMOND	OK	73012	JEFFERSON PARK ADD	025	015	JEFFERSON PARK ADD 025 015	3012 N WALKER AVE, Unit B OKLAHOMA CITY
2682	R046608540	MAIKA LLC		17109 WALES GREEN AVE	EDMOND	OK	73012	JEFFERSON PARK ADD	025	016	JEFFERSON PARK ADD 025 016	436 NW 30TH ST OKLAHOMA CITY
2682	R046608560	COOMBS JOSHUA		432 NW 30TH ST	OKLAHOMA CITY	OK	73118- 8607	JEFFERSON PARK ADD	025	017	JEFFERSON PARK ADD 025 017	432 NW 30TH ST OKLAHOMA CITY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

Lots One (1), Two (2), Three (3) and Four (4), in Block Sixteen (16), of CENTRAL PARK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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: August 12, 2022 at 7:30 AM

First American Title Insurance Company

By: Steven Jakowski
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2765002-OK99

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MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2684	R048528125	CASCADE HOLDINGS LLC	MXM HOLDINGS LLC SIMPSON ST HOLDING CO LLC	1135 WOODLAWN PL	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 1 THRU 4 (SUBJECT PROPERTY)	500 NW 31ST ST OKLAHOMA CITY
2684	R048526800	CROSS RIVER CAPITAL INC		8809 RAMBLING RD	OKLAHOMA CITY	OK	73132	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 33 & 34	529 NW 31ST ST OKLAHOMA CITY
2684	R048526825	HUGHES ELENA MARIE		525 NW 31ST ST	OKLAHOMA CITY	OK	73118-7334	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 35 & 36	525 NW 31ST ST OKLAHOMA CITY
2684	R048526850	KANALY KRISTOPHER C		523 NW 31ST ST	OKLAHOMA CITY	OK	73118-7334	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 37 & 38	523 NW 31ST ST OKLAHOMA CITY
2684	R048526875	BYRD BILL		4711 N WILLARD AVE	OKLAHOMA CITY	OK	73105-6806	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 39 & 40	517 NW 31ST ST OKLAHOMA CITY
2684	R048526900	CHRISTIAN STATIONS LLC		1140 NW CACHE RD	LAWTON	OK	73507	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 41 & 42	513 NW 31ST ST OKLAHOMA CITY
2684	R048526925	OCIR LTD		6300 CHATHAM RD	OKLAHOMA CITY	OK	73132	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 43 & 44	511 NW 31ST ST OKLAHOMA CITY

2684	R048526950	ELLWOOD JOHN KUGLER	DUININCK GRACE ELIZABETH	505 NW 31ST ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 45 & 46	505 NW 31ST ST OKLAHOMA CITY
2684	R048526975	MAHER CHARLES F		501 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7334	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 47 & 48	501 NW 31ST ST OKLAHOMA CITY
2684	R048526400	JENNINGS JUSTIN W		1008 CLOVER LN	OKLAHOMA CITY	OK	73131	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION BLK 013 LOT 000 S29FT OF LOTS 1 & 2	3219 N WALKER AVE OKLAHOMA CITY
2684	R048526425	BAKER REGINA KAY		500 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION BLK 013 LOT 000 N111FT OF LOTS 1 & 2	500 NW 32ND ST OKLAHOMA CITY
2684	R048526450	WOODRUFF JENNIFER		504 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 3 & 4	504 NW 32ND ST OKLAHOMA CITY
2684	R048526475	MCCAMMON MARY SUSAN		508 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 5 & 6	508 NW 32ND ST OKLAHOMA CITY
2684	R048526500	SCHULZ MICHAEL	SCHULZ KYONG AE	512 NW 32ND ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 7 & 8	512 NW 32ND ST OKLAHOMA CITY
2684	R048526525	MYERS QUINTON TRS	MYERS QUINTON LIVING TRUST	516 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 9 & 10	516 NW 32ND ST OKLAHOMA CITY

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2684	R048528550	BULLER JONATHAN DALE & ARLENE BECK		526 NW 32ND ST	OKLAHOMA CITY	OK	73118- 7341	CENTRAL PARK ADDITION	013	000	CENTRAL PARK ADDITION 013 000 LOTS 11 THRU 14	526 NW 32ND ST OKLAHOMA CITY
2684	R048528675	LLOYD TIMOTHY & LISA		501 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 47 & 48	501 NW 30TH ST OKLAHOMA CITY
2684	R048528650	505 NW 30 LLC		442 NW 20TH ST	OKLAHOMA CITY	OK	73103- 1919	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 45 & 46	505 NW 30TH ST OKLAHOMA CITY
2684	R048528625	BAEZ PROPERTIES LLC		1301 NW 20TH ST	OKLAHOMA CITY	OK	73106- 4005	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 43 & 44	509 NW 30TH ST OKLAHOMA CITY
2684	R048528600	WOLFF MICHAEL & KATHLEEN		10396 N 2432 CIR	WEATHERFO RD	OK	73096- 7509	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 41 & 42	515 NW 30TH ST OKLAHOMA CITY
2684	R048528575	MUGLIA MICHELLE E		517 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 39 & 40	517 NW 30TH ST OKLAHOMA CITY
2684	R048528550	SIGNS PAUL & TARA		519 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 37 & 38	519 NW 30TH ST OKLAHOMA CITY
2684	R048528525	MATTHEWS JUDITH L	BLEVINS GARRETT C	525 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 35 & 36	525 NW 30TH ST OKLAHOMA CITY

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2684	R048528500	DUONG TRANG TRUNG		529 NW 30TH ST	OKLAHOMA CITY	OK	73118- 7328	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 33 & 34	529 NW 30TH ST OKLAHOMA CITY
2684	R048528475	WHEELER CARL CLINTON III		533 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 31 & 32	533 NW 30TH ST OKLAHOMA CITY
2684	R048528300	WOOD TODD & DIANE		320 CHEROKEE DR	YUKON	OK	73099- 5654	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 17 & 18	532 NW 31ST ST OKLAHOMA CITY
2684	R048528275	SMITH CHARLES D		528 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 15 & 16	528 NW 31ST ST OKLAHOMA CITY
2684	R048528250	RIDGE STEVE H		524 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 13 & 14	524 NW 31ST ST OKLAHOMA CITY
2684	R048528225	LEPARD ROBERT S		2617 ASHE WOOD DR	EDMOND	OK	73034- 5856	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 11 & 12	520 NW 31ST ST OKLAHOMA CITY
2684	R048528200	THOMPSON CLAYTON L & SUNNYE		516 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 9 & 10	518 NW 31ST ST OKLAHOMA CITY
2684	R048528175	BOYD GAIA		416 NW 28TH ST	OKLAHOMA CITY	OK	73103	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 7 & 8	512 NW 31ST ST OKLAHOMA CITY

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2684	R048528150	SCOTT ALEXANDER TROY		510 NW 31ST ST	OKLAHOMA CITY	OK	73118- 7335	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 5 & 6	510 NW 31ST ST OKLAHOMA CITY
2681	R049161240	CITYCORE LLC		PO BOX 54887	OKLAHOMA CITY	OK	73154- 1887	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 7 THRU 14	3110 N WALKER AVE OKLAHOMA CITY
2681	R049161280	MERE SPACE LLC		3900 ANNUNCIATION ST	NEW ORLEANS	LA	70115	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 15 & 16	401 NW 30TH ST OKLAHOMA CITY
2681	R049161220	BOARD OF EDUCATION		900 N KLEIN	OKLAHOMA CITY	OK	73106	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LTS 1 TO 6 EXEMPT	3200 N WALKER AVE OKLAHOMA CITY
2683	R047248470	CASA ROSA LLC		PO BOX 54887	OKLAHOMA CITY	OK	73154- 1887	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 12 THRU 15	524 NW 30TH ST OKLAHOMA CITY
2683	R047248460	PASEO VILLAGE		PO BOX 54887	OKLAHOMA CITY	OK	73154- 1887	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 10 & 11	0 UNKNOWN OKLAHOMA CITY
2683	R047248430	LC HOLLIDAY PROPERTIES LLC		411 WALNUT ST 17958	GREEN COVE SPRINGS	FL	32043- 3443	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 8 & 9	512 NW 30TH ST OKLAHOMA CITY
2683	R047248400	LANE ROBERT K	ROBINSON FREDERICK MELVIN	508 NW 30TH ST	OKLAHOMA CITY	OK	73118- 7329	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 6 & 7 PLUS N/2 OF VACATED ALLEY ADJ SD LTS ON S	508 NW 30TH ST OKLAHOMA CITY

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2683	R047248370	LLOYD TIM & LISA		500 NW 30TH ST	OKLAHOMA CITY	OK	73118	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 1 THRU 5	500 NW 30TH ST OKLAHOMA CITY
												3012 N WALKER AVE, Unit B OKLAHOMA CITY
2682	R046608520	KHAN MUMTAZ		17109 WALES GREEN AVE	EDMOND	OK	73012	JEFFERSON PARK ADD	025	015	JEFFERSON PARK ADD 025 015	OKLAHOMA CITY
												436 NW 30TH ST OKLAHOMA CITY
2682	R046608540	MAIKA LLC		17109 WALES GREEN AVE	EDMOND	OK	73012	JEFFERSON PARK ADD	025	016	JEFFERSON PARK ADD 025 016	OKLAHOMA CITY
												432 NW 30TH ST OKLAHOMA CITY
2682	R046608560	COOMBS JOSHUA		432 NW 30TH ST	OKLAHOMA CITY	OK	73118- 8607	JEFFERSON PARK ADD	025	017	JEFFERSON PARK ADD 025 017	OKLAHOMA CITY