

# EXHIBIT A

## EXHIBIT D

AFTER RECORDING RETURN TO:  
OG&E ELECTRIC SERVICES  
ATTN: LAND MANAGEMENT SERVICES  
P.O. BOX 321, M/C M109  
OKLAHOMA CITY, OK 73101-0321

### ELECTRIC EASEMENT AGREEMENT

THIS ELECTRIC EASEMENT AGREEMENT (the "Easement Agreement") dated this \_\_\_\_\_ day of \_\_\_\_\_ 2023 (the "Effective Date"), by and between THE CITY OF OKLAHOMA CITY, a municipal corporation (alternatively referenced herein as the "City" or "Grantor"), and OKLAHOMA GAS AND ELECTRIC COMPANY, an Oklahoma corporation (alternatively referenced herein as "OG&E" or "Grantee"),

#### WITNESSETH:

WHEREAS, the City is the owner of that certain real property located south of NW 10th Street and west of N. May Avenue commonly known as the Oklahoma City Fairgrounds (the "Fairgrounds"), generally described on Attachment 1 and depicted on Attachment 2, both attached hereto and made a part hereof; and

WHEREAS, the Fairgrounds is subject to an Amended Lease Agreement dated April 3, 1990, by and between the City and the OKLAHOMA CITY PUBLIC PROPERTY AUTHORITY, an Oklahoma Public Trust (the "OCPPA"); and

WHEREAS, the Fairgrounds is further subject to a Sublease Agreement dated October 3, 2006, as amended by the First Amendment to Sublease Agreement dated July 1, 2014, by and among the City, OCPPA and Oklahoma State Fair, Inc., an Oklahoma not for profit corporation; and

WHEREAS, the Fairgrounds is the site of the Oklahoma State Fair, which is operated by Oklahoma State Fair, Inc.; and

WHEREAS, over a period of years a need has developed for an additional OG&E substation to serve the Fairgrounds; and

WHEREAS, on a date contemporaneous with the Effective Date of the Easement Agreement the City conveyed to OG&E certain real property formerly part of the Fairgrounds described and depicted on Attachment 3 (the "Substation Site"), attached hereto and made a part hereof, suitable for constructing and operating an electrical substation (the "Substation") that will enable OG&E to provide a dependable and sufficient supply of electrical power to the Fairgrounds and the surrounding area in support of recreational and educational purposes for years to come; and

WHEREAS, the City and OG&E desire to enter into this Easement Agreement to provide a location for the installation of underground distribution circuits necessary for the distribution of electric current associated with future customer load demands and service requirements for the Fairground and surrounding area.

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1. Grantor hereby grants to Grantee, its successors and assigns, a thirty-five (35) foot wide permanent easement (the "Electric Easement") abutting the west and south boundaries of the Substation Site (referenced herein as the "Easement Tract"). The purpose of this Electric Easement is to provide a location for the installation of underground distribution circuits necessary for the distribution of electric current associated with future customer load demands and service requirements for the Fairground and surrounding area (collectively referenced herein as the "Electric Facilities"). The location of the Easement is described on **Attachment 4** and depicted on **Attachment 5**, both attached hereto and made a part hereof. The relative locations of NW 10th Street, the Substation Site and the Easement Tract are generally shown on the following site plan with the Easement Tract being outlined in yellow:



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2. Grantee shall have the right to install, maintain, operate, repair and replace the Electric Facilities; provided, however, the cost of installing, maintaining, operating, repairing and replacing the Electric Facilities shall be the sole expense of Grantee.

3. Grantee shall have the right at any time and from time to time to enter and re-enter upon the Easement Tract to trim and keep trimmed or to cut and permanently remove from the Easement Tract and to treat with selective herbicides all brush and trees within the boundaries of the Easement Tract. Further, Grantee shall have the right at any time and from time to time to enter and re-enter upon the Easement Tract to trim and keep trimmed away from the Easement Tract or to cut and permanently remove and to treat with selective herbicides any brush and trees on the portion of the Fairgrounds situated immediately adjacent to the Easement Tract to the extent such brush or trees encroach into or above the Easement Tract or, in the judgment of Grantee, will interfere with or endanger the installation, maintenance, operation, repair, or replacement of the Distribution Circuits, or the safety and security of the same.

4. Grantor shall not hereafter plant or permit the planting of any tree or brush, erect or permit the erection of any building, sign, billboard or other structure, or permit any excavation or other removal of soil, so as to change the grade of terrain, on the Easement Tract, unless Grantor first obtains the express written consent of Grantee.

5. The consideration paid by Grantee for the Electric Easement includes and constitutes the full and complete compensation to be paid by Grantee for this Electric Easement and all damages Grantor has sustained by reason of Grantee's exercise of the rights and privileges ("Rights and Privileges") granted with the Electric Easement; provided, however, damages not reasonably within the scope of the Rights and Privileges of the Electric Easement, if any, caused by Grantee to the Easement Tract or other parts of the Fairgrounds throughout the term of this Easement Agreement, shall be settled separately.

6. The Rights and Privileges provided herein shall continue in effect without interruption or abatement until surrendered and released by Grantee in a writing recorded in the office of the Oklahoma County Clerk.

**APPROVED BY** The City of Oklahoma City this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**"GRANTOR"**

THE CITY OF OKLAHOMA CITY

ATTEST:

\_\_\_\_\_  
Amy Simpson, City Clerk

\_\_\_\_\_  
MAYOR DAVID HOLT

**REVIEWED** as to form and legality.

*Matthew Collin*  
\_\_\_\_\_  
Assistant Municipal Counselor

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## EXHIBIT D

**CONSENTED TO** by the Oklahoma City Public Property Authority this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

"OKLAHOMA CITY PUBLIC  
PROPERTY AUTHORITY"

\_\_\_\_\_  
By:  
Its:

ATTEST: (seal)

\_\_\_\_\_  
By:  
Title:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by \_\_\_\_\_, as \_\_\_\_\_ of the Oklahoma City Public Property Authority.

My Commission Expires: \_\_\_\_\_

(seal)

\_\_\_\_\_  
Notary

My Commission Number: \_\_\_\_\_

# EXHIBIT A

## EXHIBIT D

CONSENTED TO by OKLAHOMA STATE FAIR, INC., this 10<sup>th</sup> day of August, 2023.

"OKLAHOMA STATE FAIR, INC."

By: Kirk Slaughter  
Its: President - CEO

ATTEST: (seal)

By: Kirk Slaughter  
Title: President - CEO

STATE OF Oklahoma )

SS.

COUNTY OF Canadian )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2023 by Kirk Slaughter as President & CEO of the Oklahoma State Fair, Inc.

My Commission Expires: 5/2/26

(seal)

My Commission Number: 22006162

Sharon A. Condit  
Notary

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EXECUTED by Grantee this 7<sup>th</sup> day of August, 2023 for the sole purpose of acknowledging and agreeing to the terms of this Electric Easement Agreement to the extent the same create any limitations, obligations or responsibilities with respect to Grantee.

### "GRANTEE"

Oklahoma Gas and Electric Company



By: Robert J. Burch  
Its: Vice President, Utility  
Technical Services

STATE OF Oklahoma )  
COUNTY OF Oklahoma ) SS.

The foregoing instrument was acknowledged before me this 7 day of August, 2023 by Robert J. Burch, as Vice President, Utility Technical Services, of Oklahoma Gas and Electric Company.

My Commission Expires: 08/30/25

(seal)



My Commission Number: 17008148

  
Notary

# EXHIBIT A

## Attachment 1

### Fairgrounds

### Real Property

All of the East Half (E/2) of Section 36, Township 12 North, Range 4 West, of the Indian Meridian, Oklahoma County, Oklahoma, less and except the following:

A part of the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at a point 586.17 feet East and 142.00 feet North of the Southwest Corner of the Southeast Quarter (SE/4) of said Section Thirty-six (36); THENCE North 300.00 feet; THENCE East 227.00 feet; THENCE South 300.00 feet; THENCE West 227.00 feet to the POINT OF BEGINNING; and

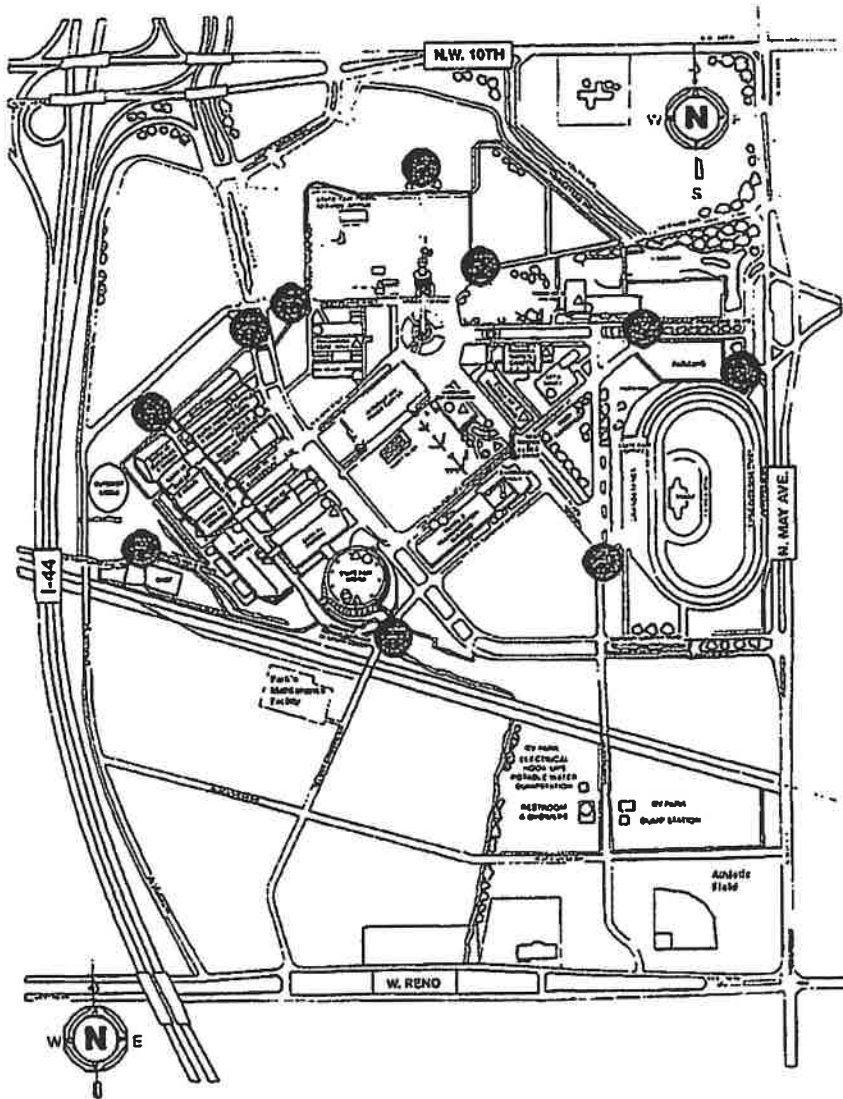
A part of the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at a point 153.17 feet East and 142.00 feet North of the Southwest Corner of the Southeast Quarter (SE/4) of said Section Thirty-six (36); THENCE North 00°06'26" West 300.00 feet; THENCE South 89°56'26" East 433.00 feet; THENCE South 300.00 feet; THENCE West 433.00 feet to the POINT OF BEGINNING.

And,

All of the West Half (W/2) of Section Thirty-six (36), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, lying East and South of the East and South right-of-way line of Interstate Highway 44 (I-44) and its interchange with Northwest 10<sup>th</sup> Street.

# EXHIBIT A

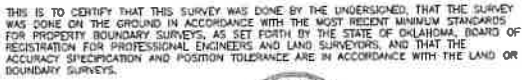
## Attachment 2





**Attachment 3 - (Exhibit D)**

## R-4-W



*Darren M. Smith*  
DARREN M. SMITH  
PROFESSIONAL LAND SURVEYOR #1652



# EXHIBIT A

## **Attachment - 4**

### LEGAL DESCRIPTION

An OG&E Easement located in part of the NE/4 of Section 36, Township 12 North, Range 4 West, I.M., Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northwest corner of said NE/4; Thence S 89°47'36" E on the North line of said NE/4 a distance of 786.81 feet; Thence S 00°12'24" W a distance of 127.90 feet to a point on the South line of an existing OG&E Easement described in Book 3922 Page 875 filed for record at the Oklahoma County Clerk's Office, said point being the POINT OF BEGINNING; Thence continuing S 00°12'24" W a distance of 266.60 feet; Thence S 89°47'36" E a distance of 299.27 feet;

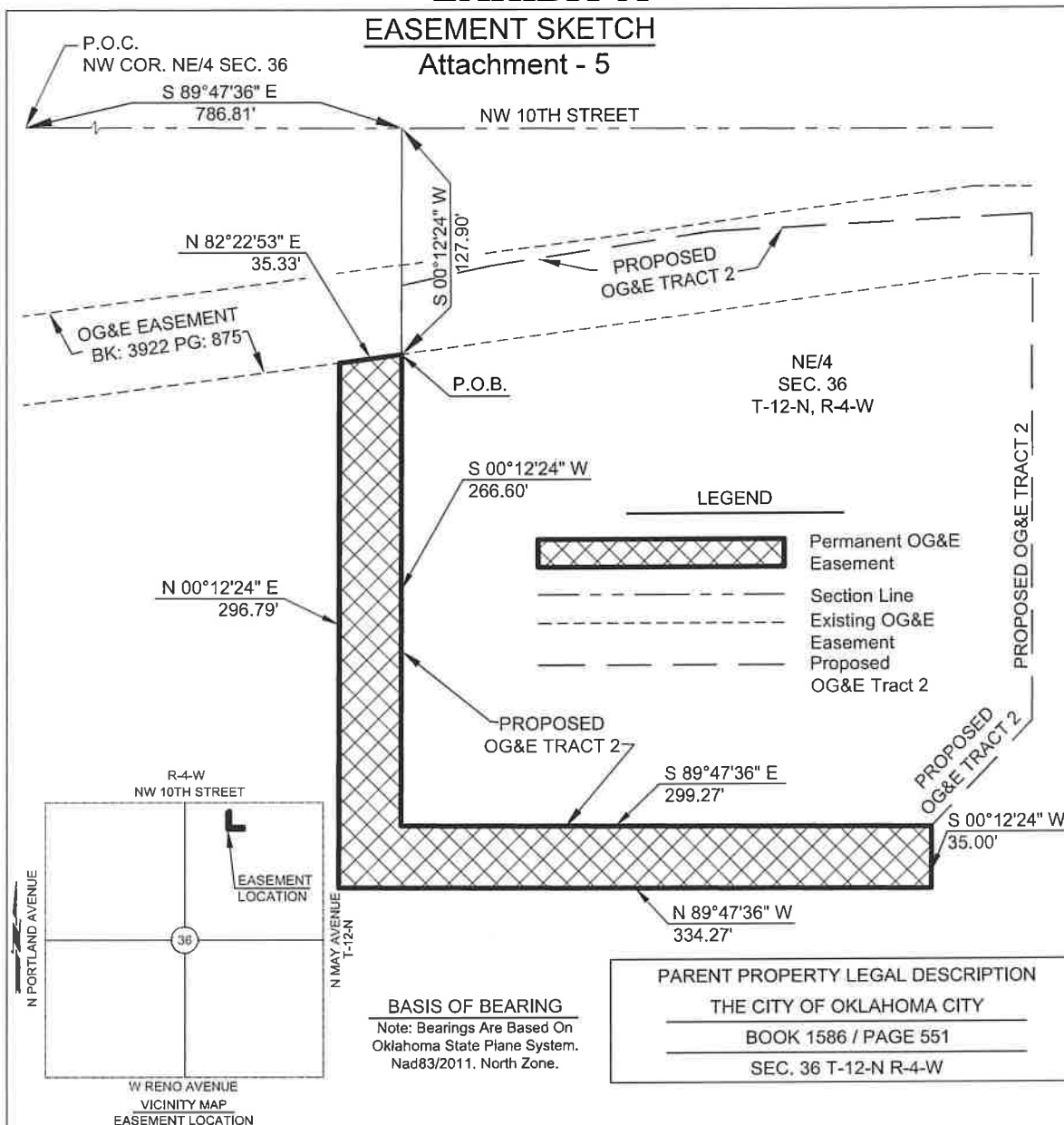
Thence S 00°12'24" W a distance of 35.00 feet; Thence N 89°47'36" W a distance of 334.27 feet; Thence N 00°12'24" E a distance of 296.79 feet to a point on the South line of said existing OG&E Easement; Thence N 82°22'53" E on the South line of said existing OG&E Easement a distance of 35.33 feet to the point of termination for said easement description.

Containing 0.48 Acres (20,946.5 Sq. Ft.), more or less.

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## EASEMENT SKETCH

### Attachment - 5



An OG&E Easement located in part of the NE/4 of Section 36, Township 12 North, Range 4 West, I.M., Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northwest corner of said NE/4; Thence S 89°47'36" E on the North line of said NE/4 a distance of 786.81 feet; Thence S 00°12'24" W a distance of 127.90 feet to a point on the South line of an existing OG&E Easement described in Book 3922 Page 875 filed for record at the Oklahoma County Clerk's Office, said point being the POINT OF BEGINNING; Thence continuing S 00°12'24" W a distance of 266.60 feet; Thence S 89°47'36" E a distance of 299.27 feet; Thence S 00°12'24" W a distance of 35.00 feet; Thence N 89°47'36" W a distance of 334.27 feet; Thence N 00°12'24" E a distance of 296.79 feet to a point on the South line of said existing OG&E Easement; Thence N 82°22'53" E on the South line of said existing OG&E Easement a distance of 35.33 feet to the point of termination for said easement description.

Containing 0.48 Acres (20,946.5 Sq. Ft.), more or less.

#### SURVEYOR'S CERTIFICATE


I, Darren M. Smith, Registered Professional Land Surveyor, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.

*Darren M. Smith*

Darren M. Smith, PLS No. 1552  
4555 W Memorial Road  
Oklahoma City, OK



#### OKLAHOMA GAS AND ELECTRIC COMPANY

 <p><b>CEC</b> 4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-2024</p>	<p>WO# 2159928 OKC FAIRGROUNDS SUBSTATION OKLAHOMA COUNTY, OKLAHOMA</p>	<p>REVISIONS:</p>
<p>DRAWN BY: JEM APPROVED BY: DMS</p>	<p>DATE: 02/13/2023 DATE: 02/13/2023 DRWG #: PARCEL 1</p>	<p>SCALE 1"=75'</p>