CITY OF THE VILLAGE

2304 MANCHESTER DR.
THE VILLAGE, OK 73120-3729
PHONE (405) 751-8861 V/TDD
FAX 748-7352 - EMAIL city_hall@thevillageok.org

OFFICE OF THE CITY MANAGER
BRUCE K. STONE

NOTICE OF PUBLIC HEARING

Two (2) Public Hearings are scheduled to consider a request for rezoning of the following property:

An unplatted part of Section 30, T13N, R3W, 000, 000 Part of Section 30, T13N, R3W Government Lot 4, Beginning at the S.W. corner, North 200 feet, East 200 feet, South 200 feet and West 200 feet to the point of beginning, also known as 9401 North May Avenue. The property is currently zoned C-2 Commercial. The site is vacant.

The applicant is seeking to rezone this property to become part of the C-2 Commercial Planned Unit Development known as the Village Corner PUD. If the application is approved, a new retail building will be built on this lot. The property, if rezoned, would be subject to the development regulations approved for the Village Corner Planned Unit Development. A copy of the proposed Planned Unit Development Design Document may be obtained at:

http://www.thevillageok.org/resources/#1518127611166-7dc62b4f-755b

- A Public Hearing before The Village Planning & Zoning Commission will be held on Monday, June 15, 2020 at 6:00 p.m. This hearing will be held by teleconference and is accessible by phone at +1 346 248 7799, Meeting ID Number 843 4479 4180 Password 497752 or online at:

https://us02web.zoom.us/j/84344794180?pwd=RnhkV1U2cmsgYytpOEFVSKV2NVRQUt

- A second Public Hearing before The Village City Council will be held on Monday, June 15, 2020 at 7:30 p.m. This hearing will be held by teleconference and is accessible by phone at +1 346 248 7799, Meeting ID Number 838 3685 2648 Password 117991 or online at:

https://us02web.zoom.us/j/83836852648?pwd=cTBKaVNnRm1wY2tZ3Y0V3VJRFFoUT09

Public comment is invited. If attendance is not possible, submit comments to the City Clerk at least three (3) days before the hearings. Address comments to “City Clerk” and mark on the envelope, "Attention: Public Hearing”.

Attest, Bruce K. Stone, City Clerk
May 21, 2020

Ken Nelson
City Planning Department
City of the Village
2304 Manchester Drive
The Village, OK 73120

Wayne Stone
City Manager
City of the Village
2304 Manchester Drive
The Village, OK 73120

Re: PUD for Village Corner; Our File No. 7914.00

Gentlemen:

We are today hand delivering to your offices our application seeking to re-zone by PUD the property situated on the northeast corner of North May Avenue and Britton Road. You are familiar with the project. We include our check for the filing fee of $500 as well as an ownership record of all landowners within 300 feet of the subject property.

We have attached as an exhibit a copy of a survey from 2019. It is intended to present details of all easements, among other things. We have also included the sign specifications preferred by our client's prospective tenant, AT&T. It appears the signs will comply with the Village's sign ordinance. The Site Plan includes a specific landscaping plan which varies from the City's landscaping ordinance. We think the installation of tall hedges, low shrubs, ground cover and a landscaped monument sign will prove very attractive, replacing a community eyesore. Most importantly, the plan will allow AT&T signs to be visible both from North May Avenue and from Britton Road.

We look forward to discussing this PUD with you at your convenience. Thanks for your attention to this project.

Yours very truly,

[Signature]

EJG:mg
THE CITY OF THE VILLAGE

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT FOR

VILLAGE CORNER

May 21, 2020

Prepared by:
ERIC J. GROVES, OBA #3643
AMI SWANK, OBA #14329
Groves & Associates
The Atrium Building
3601 N. Classen Blvd., Suite 207
Oklahoma City, OK 73118
Ph. (405) 236-5303
Fax (405-236-5309
email: ejg777@aol.com
Attorneys for Developer
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<tr>
<td>Exhibit C Sign Specifications</td>
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</tr>
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</table>
6.0 PHYSICAL CHARACTERISTICS

The subject property, formerly a gas station, is partially paved with concrete and grave. Two large structures which held large sign frames for the gas station and convenience store, remain in place, one at the northwest corner and one at the southeast corner. On the North May Avenue side, there is an electrical power pole with wires running parallel to the street. It is probable the parking area will be re-surfaced with concrete or asphalt. The property drains northwest into the adjacent street and stormwater system so no drainage issues are anticipated.

7.0 CONCEPT

The Developer will construct a building suitable for two retail establishments. The developer intends the principal tenant to be an AT&T retail store. AT&T will require accessory signage (mounted on two sides of the building) which must be visible to traffic on North May Avenue and Britton Road. In order to afford visibility, the landscaping plan will be unique to the property and will vary from the standards in the Village landscaping ordinance. The Landscape Plan is part of the Site Plan attached hereto as Exhibit "A" and described at Sec. 9.6 hereof. The other tenant will be a retail business yet to be determined.

8.0 SERVICE AVAILABILITY

8.1 Streets.
There will be no streets within the PUD property. Access to the PUD will be from driveway/curb cuts on North May Avenue and on Britton Road as depicted on the Site Plan attached as Exhibit "A".

8.2 Sanitary Sewer.
There is existing sanitary sewer service in place which will allow access from the proposed structure.

8.3 Water.
Water service exists adequate to service the uses proposed by this PUD.

8.4 Electrical, Gas and Communication Services.
Electricity for the proposed uses is available from transmission wires on North May Avenue. The retail uses planned will not require natural gas service. Communication will likely be wireless, but telephone wires are available nearby.

8.5 Drainage.
The PUD property is relatively compact. The minimal runoff will flow to the northwest onto North May Avenue as it has historically. In any event, development of the property will comply with Village drainage regulations.

9.0 DEVELOPMENT REGULATIONS

All use, area and development of the C-2 "Commercial "District" shall apply to this PUD
except as herein modified, including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearings, where applicable, unless otherwise provided herein.

9.1 Lot Size.  
The lot size is 200 feet x 200 feet, the same as for the previous uses. A survey dated January 11, 2019, depicting the property as of that date and reflecting the prior use, as well as all easements, is attached as Exhibit “B”.

9.2 Lot Coverage.  
The structure within this PUD shall have a maximum lot coverage or floor area ratio of 15.76%.

9.3 Setbacks.  
The following setbacks shall apply:

<table>
<thead>
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<th>Type of Setback</th>
<th>Distance</th>
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<tbody>
<tr>
<td>Front yard setback</td>
<td>25 feet</td>
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<tr>
<td>Side yard setback</td>
<td>3 feet</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>3 feet</td>
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</table>

9.4 Height.  
The sole structure contemplated for this PUD will comply with the height requirements of the C-2 Commercial District. The Developer plans on a one-story structure which will not exceed 24 feet in height.

9.5 Fencing.  
The developer does not intend to fence the PUD property. However, the dumpster will be shielded from public view. No other screening will be required given that the property does not abut residential uses.

9.6 Landscaping Plan. A depiction of the Landscaping Plan is attached as Exhibit “A”. It is intended to strike a balance between the specific provisions of the Village Landscaping Ordinance, on the one hand, and the prospective tenant’s need for visibility of signage from North May Avenue and from Britton Road. As Exhibit “A” reflects, the Landscape Plan contemplates a tall hedge on the south and west sides, low shrubs adjacent to the parking area as well as around the monument sign, along with ground cover, on the southwest corner of the property. The specific landscaping materials are depicted on the Site and Landscaping Plan attached as Exhibit “A”.

9.7 Signage. AT&T has developed detailed specifications for signage on the west and south sides of the proposed structure should it become the tenant. A copy of these specifications is attached as Exhibit “C” hereto. Under the Village Sign Ordinance at Sec. 20-1 et seq., the two signs will be permanently attached wall signs illuminated by artificial light behind the face of the sign. The sign area will comply with the size and scale requirements set out at Sec. 20-21(b) of the Village Sign Ordinance and all other applicable rules.

9.8 Exterior Building Materials. The structure will be clad in either brick masonry,
stucco, architectural metals and composite cladding, stone or manufactured stone.

10.0 **SOIL CHARACTERISTICS**

The subsurface soils on the PUD property consist of reddish brown stiff dense silty clay from the surface to a depth of approximately 15 feet. Depth to groundwater is estimated to be approximate 9 to 10 feet below the surface.

11.0 **PLATTING.**

This PUD will not be residential, but commercial, as it was previously. It is unplatted, but the legal description is sufficient to locate the property. The Developer does not intend to plat the property unless directed to do so.

12.0 **PUBLIC IMPROVEMENTS.**

There will be no public improvements within the PUD property.

13.0 **EXHIBITS.**

- Exhibit A  Master Development and Site and Landscape Plan
- Exhibit B  2019 Survey
- Exhibit C  Sign Specifications
**Location**

- **Address:** AT&T
  Britton Rd & May Ave (The Village)  
  Oklahoma City  
  OK 73120

- **Township Contact Info**
  - **Township:** Oklahoma County  
  - **Contact Person:** Ken Nelson  
  - **Address:** ken_nelson@thevillageok.org
  - **City:**  
  - **State:** OK  
  - **Phone:** 405-751-8861 x250

- **Landlord Contacts**
  - **Developer:** Alton Watson 405-343-2024
  - **Contact:** cawatson8@gmail.com
  - **Phone:**

- **Landlord Criteria**
  - **Front Elev.:** Channel Letters  
  - **Rear Elev.:** N/A  
  - **Side Elev.:** Channel Letters  
  - **Under Canopy/Blade Sign:** N/A  
  - **Pylon:** Tenant Panels

**Sign Code Allowance**

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<th>Building Setback</th>
<th>Maximum Area</th>
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<td>≤ 100 feet</td>
<td>15% of building or canopy elevation façade for all signs; individual tenant signs no longer than 80% of length of tenant space</td>
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<td>101–300 feet</td>
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<tr>
<td>&gt; 300 feet</td>
<td>25% of building or canopy elevation façade for all signs; individual tenant signs no longer than 80% of length of tenant space</td>
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**Special Notes**

Square Footage Allowance based on Setback.  
Setback unknown at this time.

---

**Notice**

This exhibit is for AT&T & LL approvals only. The attached recommendations are not for fabrication and are subject to all local, city, and state approvals.
AT&T Dealer
Britton Road & May Ave
Oklahoma City, OK 73120

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.
SPECIFICATIONS GLOBE:
1. VINYL GRAPHICS APPLIED TO FIRST SURFACE OF GLASS V-3
   *NOTE: SURFACE TO BE CLEANED PRIOR TO INSTALL

COLORS/FINISHES
- V3 3M 7725-10 OPAQUE WHITE

AT&T/V-DOOR VINYL-R2  WHITE GLOBE, AT&T AR COPY, DEALER NAME & STORE HOURS - (QTY 1) DOOR HOURS TO BE VERIFIED

Note: For double door installation, install only on right-hand door

Scale: 1:20
Existing Glass Width: T.B.D.

JONES Sign
Your Vision. Accomplished.
WWW.JONESSIGN.COM

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<td>X. Xxxx</td>
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<td>PROJ MGR</td>
<td>A. Laun</td>
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REV  | DATE  | BY  | DESCRIPTION |
-----|-------|------|-------------|
1    | 03.20.19 | XXX | XXXX |
2    | 03.20.19 | XXX | XXXX |
3    | 03.20.19 | XXX | XXXX |
4    | 03.20.19 | XXX | XXXX |
5    | 03.20.19 | XXX | XXXX |
6    | 03.20.19 | XXX | XXXX |
7    | 03.20.19 | XXX | XXXX |

CLIENT APPROVAL

LANDLORD APPROVAL

AT&T/Dealer
Britton Road & May Ave
Oklahoma City, OK 73120

SHEET NUMBER

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ABSTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA )
) SS.
COUNTY OF OKLAHOMA )

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, to the lands surrounding and within 300 feet of:

A part of the Government Lot FOUR (4), of Section THIRTY (30), Township THIRTEEN (13) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
BEGINNING at the Southwest corner of said Lot 4, being the intersection of the center line of May Avenue and the center line of Britton Road;
THENCE North along the West line of said Lot and the center line of May Avenue a distance of 200 feet to a point;
THENCE East and parallel with the South line of said Lot a distance of 200 feet to a point for corner;
THENCE South and parallel with the West line of said Lot a distance of 200 feet to a point in the South line of said Lot and the center line of Britton Road;
THENCE West along the South line of said Lot 4 and the center of Britton Road a distance of 200 feet to the POINT OF BEGINNING.

OWNERS OF RECORD:

Account Number: R178929000
Physical Address: 9410 N MAY AVE VILLAGE
Owner Name1: B & R REAL ESTATE LEASING CO LLC
Mailing Address1: PO BOX 1840
City: PONCA CITY
State: OK
ZipCode: 74602-1840
Full Legal Description: UNPLTD PT SEC 30 13N 3W 000 000 PT SW4 SEC 30 13N 3W BEG 33FT N & 33FT E OF SW/C SW4 TH N584.48FT T546,99FT S584.11FT W550.59FT TO BEG EX BEG 33FT N & 33FT E OF SW/C SW4 TH N167FT E167FT S167FT W167FT TO BEG SUBJ TO ESMTS OF RECORD

Account Number: R178944010
Physical Address: 9401 N MAY AVE VILLAGE
Owner Name1: THEODORIDIS VASILIOS
Owner Name2: THEODORIDIS YEOTA TRS
Mailing Address1: THEODORIDIS YEOTA 2002 REV TRUST
Mailing Address2: 11409 QUAIL CREEK RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120
Full Legal Description: UNPLTD PT SEC 25 13N 4W 000 000 PT OF SE4 SEC 25 13N 4W BEG AT SE/C OF SE4 TH W190FT N190FT E190FT S190FT TO BEG EXCEPT S & E50FT TO CITY
Account Number: R178944005
Physical Address: 9509 N MAY AVE, Unit 100 VILLAGE
Owner Name1: DOVER HOLDING LLC
Mailing Address1: 14600 N PENNSYLVANIA AVE STE E
City: OKLAHOMA CITY
State: OK
ZipCode: 73134
Full Legal Description: UNPLTD PT SEC 25 13N 4W 000 000 PT OF SE4 SEC 25 13N 4W BEG 190FT N & 50FT W OF SE/C OF SE4/TH W140FT S140FT W222.5FT N240.54FT W19.08FT N190FT W100FT N74FT E481.58FT S365FT TO BEG CONT 4.043ACRS MORR OR 1.FSS

Account Number: R131651040
Physical Address: 2900 W BRITTON RD OKLAHOMA CITY
Owner Name1: LAKEHURST CORPORATION
Mailing Address1: PO BOX 14009
City: OKLAHOMA CITY
State: OK
ZipCode: 73113-0009
Full Legal Description: UNPLTD PT SEC 36 13N 4W 000 000 PT OF NE4 SEC 36 13N 4W BEG 295.89FT S & 50FT W NE/C NE4 TH W245FT N245FT E222.02FT SELY 35.32FT S220.79FT TO BEG CONT 1.3787ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD

Account Number: R131651055
Physical Address: 9227 N MAY AVE OKLAHOMA CITY
Owner Name1: LAKEHURST CORP
Mailing Address1: PO BOX 14009
City: OKLAHOMA CITY
State: OK
ZipCode: 73113-0009
Full Legal Description: UNPLTD PT SEC 36 13N 4W 000 000 PT NE4 SEC 36 13N 4W BEG 295.117FT S & 50FT W OF NE/C NE4 TH S287.98FT W530FT N531.92FT E120.09FT S120FT E152.91FT N120FT E32FT S245FT E245FT TO BEG CONT 4.32FT MORE OR LESS EX A TR BEG 321.58FT W & 50FT S OF NE/C NE4 TH S171FT W242FT N171FT E242FT TO BEG

Account Number: R087345315
Physical Address: 9340 N MAY AVE OKLAHOMA CITY
Owner Name1: SANFORD INVESTMENTS LLC
Mailing Address1: 10101 S WESTERN AVE
City: OKLAHOMA CITY
State: OK
ZipCode: 73139
Sect 31-T13N-R3W Qtr NW
NICHOLS HILLS SUBURBAN TR Block 112 Lot 010
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 010 N125FT OF W150FT

Account Number: R087345280
Physical Address: 9300 N MAY AVE, Unit 500 OKLAHOMA CITY
Owner Name1: 9300 N MAY LLC
Owner Name2: SET POINTE REALTY LLC
Mailing Address1: 1711 W WILSHIRE BLVD
City: NICHOLS HILLS
State: OK
ZipCode: 73116-4113
NICHOLS HILLS SUBURBAN TR Block 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 W165FT OF LOT 9 & S37FT OF THE W150FT OF LOT 10
Account Number: R087345320
Physical Address: 2826 W BRITTON RD OKLAHOMA CITY
Owner Name1: MAULDIN TRAVIS TODD DVM
Owner Name2: HENDERSON JEFF L DVM
Mailing Address1: 2826 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-4428
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 E80FT LOT 9 & E95FT LOT 10

Account Number: R087345340
Physical Address: 2820 W BRITTON RD OKLAHOMA CITY
Owner Name1: MAULDIN TRAVIS TODD
Owner Name2: HENDERSON JEFFREY L
Mailing Address1: 2826 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-4428
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 011
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 011

Account Number: R087345260
Physical Address: 2829 CROYDON CT OKLAHOMA CITY
Owner Name1: BROADFOOT RAY W JR REV TRUST
Mailing Address1: 13308 OAKCLIFF RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-8949
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 008
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 008

Account Number: R087345370
Physical Address: 2816 W BRITTON RD OKLAHOMA CITY
Owner Name1: PRITCHARD KELLY D
Mailing Address1: 2816 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 W40FT LOT 12

Account Number: 3087345360
Physical Address: 2814 W BRITTON RD OKLAHOMA CITY
Owner Name1: CHOUINARD BRYAN M
Owner Name2: BROWN RICHARD Z
Mailing Address1: 2814 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-4428
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 E40FT LOT 12 SUBJ TO ESMTS OF RECORD
Account Number: R087345240
Physical Address: 2825 CROYDON CT OKLAHOMA CITY
Owner Name1: BROUSSARD MARY J
Mailing Address1: 401 NW 83RD ST
City: OKLAHOMA CITY
State: OK
ZipCode: 73114-3311
NICHOLS HILLS SUBURBAN TR Block 112 Lot 007
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 007

Account Number: R087345380
Physical Address: 2812 W BRITTON RD OKLAHOMA CITY
Owner Name1: HOUSER PROPERTIES LLC
Mailing Address1: 15300 BURNING SPRING RD
City: EDMOND
State: OK
ZipCode: 73013
NICHOLS HILLS SUBURBAN TR Block 112 Lot 013
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 013

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: May 13, 2020 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

Karin Landers
Certificate Number 4502

COMPLETED: May 20, 2020

Order No. 20244556
ABSTRACTOR'S SPECIAL CERTIFICATE

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) ss.
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State: OK
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Account Number: R131651040
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Owner Name: LAKEHURST CORPORATION
Mailing Address: PO BOX 14009
City: OKLAHOMA CITY
State: OK
ZipCode: 73113-0009
Full Legal Description: UNPLTD PT SEC 36 13N 4W 000 000 PT OF NE4 SEC 36 13N 4W BEG 295.89FT S & 50FT W NE/C NE4 TH W245FT N245FT E222.02FT SELY 35.32FT S220.79FT TO BEG CONT 1.378ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD

Account Number: R131651055
Physical Address: 9227 N MAY AVE OKLAHOMA CITY
Owner Name: LAKEHURST CORP
Mailing Address: PO BOX 14009
City: OKLAHOMA CITY
State: OK
ZipCode: 73113-0009
Full Legal Description: UNPLTD PT SEC 36 13N 4W 000 000 PT NE4 SEC 36 13N 4W BEG 295.117FT S & 50FT W OF NE/C NE4 TH S287.983FT W530FT N531.92FT E120.09FT S120FT E152.91FT N120FT E32FT S245FT E245FT TO BEG CONT 4.92FT MORE OR LESS EX A TR BEG 321.58FT W & 50FT S OF NE/C NE4 TH S171FT W242FT N171FT E242FT TO BEG

Account Number: R087345315
Physical Address: 9340 N MAY AVE OKLAHOMA CITY
Owner Name: SANFORD INVESTMENTS LLC
Mailing Address: 10101 S WESTERN AVE
City: OKLAHOMA CITY
State: OK
ZipCode: 73139
Sect: 31-T13N-R3W Qtr NW
NICHOLS HILLS SUBURBAN TR 112 Lot 010
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 010 N125FT OF W150FT

Account Number: R087345280
Physical Address: 9300 N MAY AVE, Unit 500 OKLAHOMA CITY
Owner Name: 9300 N MAY LLC
Owner Name2: SET POINTE REALTY LLC
Mailing Address: 1711 W WILSHIRE BLVD
City: NICHOLS HILLS
State: OK
ZipCode: 73116-4113
NICHOLS HILLS SUBURBAN TR 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 W165FT OF LOT 9 & S37FT OF THE W150FT OF LOT 10
Account Number: R087345320
Physical Address: 2826 W BRITTON RD OKLAHOMA CITY
Owner Name1: MAULDIN TRAVIS TODD DVM
Owner Name2: HENDERSON JEFF L DVM
Mailing Address1: 2826 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-4428
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 E80FT LOT 9 & E95FT LOT 10

Account Number: R087345340
Physical Address: 2820 W BRITTON RD OKLAHOMA CITY
Owner Name1: MAULDIN TRAVIS TODD
Owner Name2: HENDERSON JEFFREY L
Mailing Address1: 2826 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-4428
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 011
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 011

Account Number: R087345260
Physical Address: 2829 CROYDON CT OKLAHOMA CITY
Owner Name1: BROOKFOOT RAY JR REV TRUST
Mailing Address1: 13308 OAKCLIFF RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-8949
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 008
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 008

Account Number: R087345370
Physical Address: 2816 W BRITTON RD OKLAHOMA CITY
Owner Name1: RITCHARD KELLY D
Mailing Address1: 2816 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 W40FT LOT 12

Account Number: R087345360
Physical Address: 2814 W BRITTON RD OKLAHOMA CITY
Owner Name1: CHOINARD BRYAN M
Owner Name2: BROWN RICHARD Z
Mailing Address1: 2814 W BRITTON RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73120-4428
NICHOLS HILLS SUBURBAN TR  Block 112 Lot 000
Full Legal Description: NICHOLS HILLS SUBURBAN TR 112 000 E40FT LOT 12 SUBJ TO ESMTS OF RECORD
Account Number: R087345240
Physical Address: 2825 CROYDON CT OKLAHOMA CITY
Owner Name1: BROUSSARD MARY J
Mailing Address1: 401 NW 83RD ST
City: OKLAHOMA CITY
State: OK
ZipCode: 73114-3311
Nichols Hills Suburban TR Block 112 Lot 007
Full Legal Description: Nichols Hills Suburban TR 112 007

Account Number: R087345380
Physical Address: 2812 W BRITTON RD OKLAHOMA CITY
Owner Name1: HOUSER PROPERTIES LLC
Mailing Address1: 15300 BURNING SPRING RD
City: EDMOND
State: OK
ZipCode: 73013
Nichols Hills Suburban TR Block 112 Lot 013
Full Legal Description: Nichols Hills Suburban TR 112 013

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: May 13, 2020 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

Karin Landers
Certificate Number 4502

COMPLETED: May 20, 2020

Order No. 20244556