OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Request for Proposals for Commercial or Mixed-Use Redevelopment of Certain Property in the area known as South of 8th (So8th)

Located at the intersection of NE 4th Street and N Lincoln Boulevard

Harrison-Walnut and University Medical Center Urban Renewal Project Areas

RFP Date of Release: November 2, 2026

Pre-submission Meeting Date:
Thursday, December 10, 2026 at 10:00 a.m.
Location: Oklahoma City Urban Renewal Authority
105 N. Hudson Ave, Suite 101, Oklahoma City, OK 73102
Phone: 405-604-6780

RFP Proposal Responses Due: Monday, February 1, 2027, at 3:00 p.m., at the offices of:
Oklahoma City Urban Renewal Authority
105 N. Hudson Ave, Suite 101
Oklahoma City, OK 73102

Responses may be submitted via email and/or postal.
A Good Faith Deposit of $25,000 is required with any proposal submission.
The RFP narrative defines submission specifics.

Contact Person for Questions Concerning this RFP:
Micah Snyder, Senior Director, micah.snyder@theallianceokc.org

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I. BACKGROUND AND HISTORY

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY ("OCURA") invites the presentation of written proposals from qualified developers ("Respondent") for the purchase and redevelopment of approximately 2.8 acres of commercial or mixed-use property located at the intersection of NE 4th Street and N Lincoln Boulevard. The boundaries of the property are depicted in Figure 1 below, which shows both the property boundary and the county tax parcels within the area. County tax parcel data does not accurately reflect ownership in this area as a result of the historic pattern of development, demolition, and redevelopment, and Respondents should not rely on county records to determine the extent of the property. Legal descriptions are subject to adjustment as to exact boundaries, dimensions, interests, and final determination based on a survey.

A proposal must include the entire portion of the property located within the Commercial Corridor land use zone. A proposal may also include the portion located within the General Urban land use zone along N Lindsay Avenue (indicated by star). Both zones are described in Section II.A and shown in Figure 4. Proposals for a portion of either area will not be considered. Land not owned by OCURA is not included in this offering.

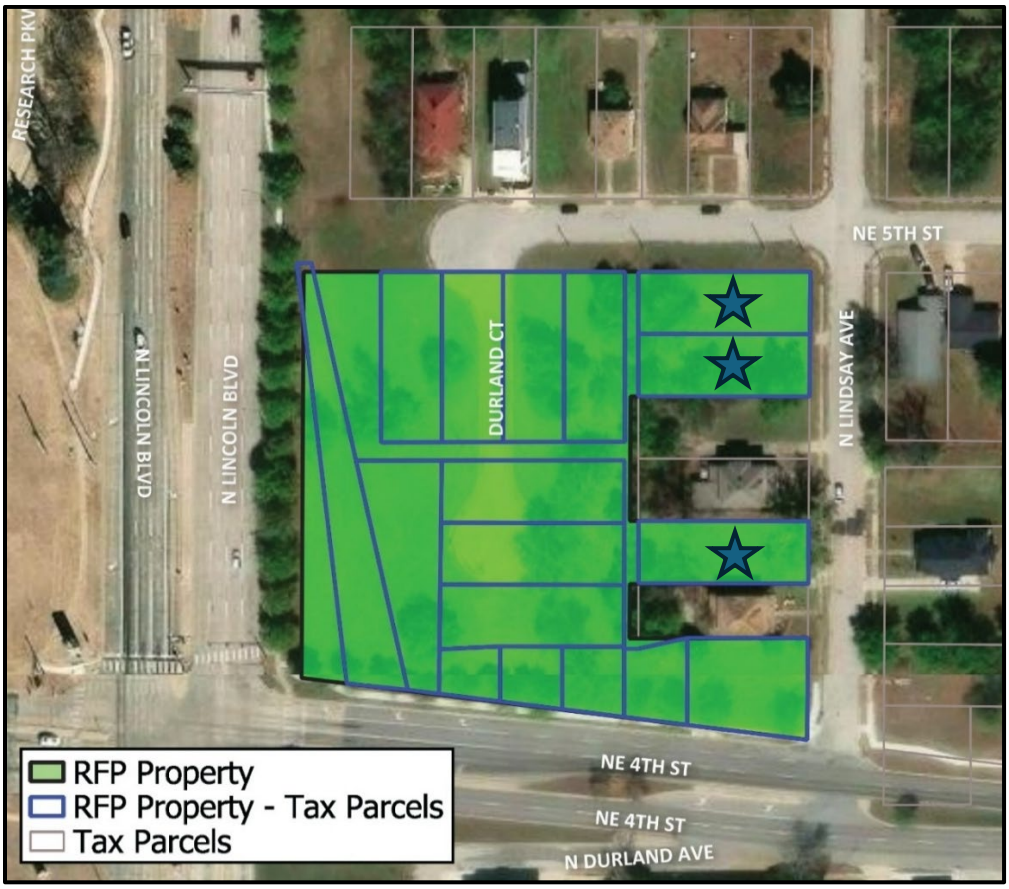


Figure 1: Property offered by OCURA

The property offered by OCURA is located within both the Harrison-Walnut and University Medical Center Urban Renewal Project Areas. It also lies within the Innovation District and falls inside the focus area of the South of 8th (So8th) engagement and master planning effort completed in 2023, which resulted in the So8th Research Report.

The So8th focus area is bounded by N Lincoln Blvd to the west, N Lottie Ave to the east, NE 8th St to the north, and the Union Pacific Railroad tracks to the south. The So8th focus area, together with Northeast Oklahoma City, represents the historic and present-day heart of Oklahoma City's predominantly Black community. Since the early 1900s, this area has fostered enduring legacies of Black entrepreneurship, social justice, education, arts, and culture.

NE 4th Street in particular was historically a commercial corridor that supported a thriving community of Black-owned businesses. The So8th Research Report identifies NE 4th Street as the primary commercial corridor of the neighborhood and describes the opportunity, as the corridor redevelops, to restore an architectural character that reflects the history of the area along its main thoroughfare. The subject property occupies the western edge of the So8th focus area at its intersection with N Lincoln Boulevard. The So8th Research Report identifies this location as a community gateway.

As indicated by the blue outline in Figure 2 below, the general site location for this RFP is the northeast corner of NE 4th Street and N Lincoln Blvd. Minutes from Downtown Oklahoma City, Bricktown, the Oklahoma Health Center (a 300-acre bioscience campus to the north), the State Capitol, and more, it is well served by a local and regional highway network and is proximate to several improvements shown in Figure 3.



Figure 2: Site Location and Context Map

Guidance and recommendations from the So8th Research Report, developed through extensive community engagement and master site planning, are intended to inform the RFP process for development of OCURA-owned lots in a manner that is responsive and reparative to the area's history, culture, needs, and goals. Proposals should be responsive to the findings and recommendations outlined in the So8th Research Report.

Recent developments within the So8th area include Page Woodson, a multifamily development that features historic preservation of the former Douglass High School and new construction. Additionally, the surrounding area is experiencing steady public and private reinvestment, highlighted by planned and underway projects such as the African American H.O.P.E. Plaza at Page Woodson, the preservation and redevelopment of the historic Jewel Theatre, the $5.57 million MAPS 4 renovation of Booker T. Washington Park, a grant-funded multimodal Legacy Trail extension along the railroad south of the park, $27.8 million MAPS 4 streetscape improvements for NE 4th Street & NE 8th Street, and $16.7 million MAPS 4 funding to redevelop the Henrietta B. Foster Center into a community resource.

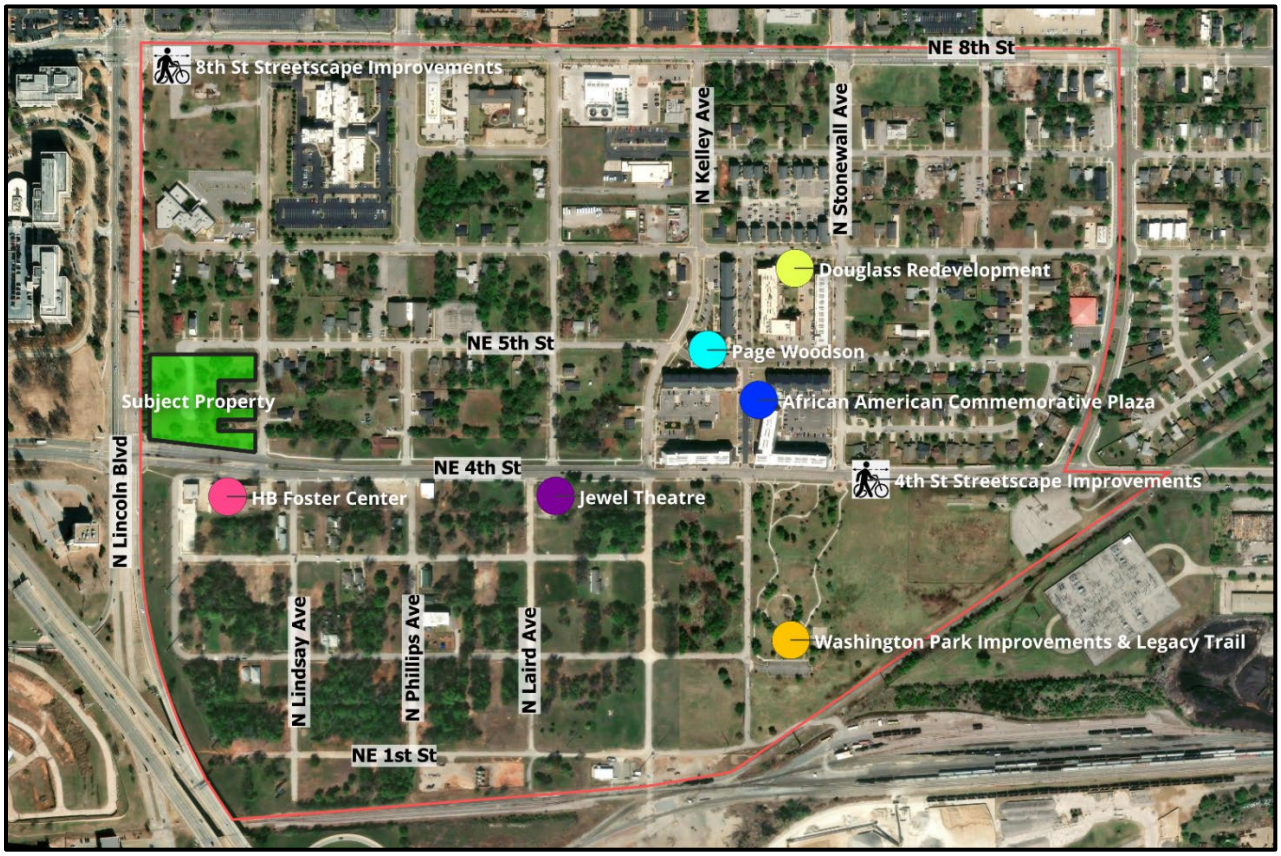


Figure 3: Surrounding Area Development and Improvement Projects

II. REDEVELOPMENT CONTEXT AND GUIDANCE

A. Planning Framework and Design Guidance

The following planning, policy, and regulatory documents provide the framework for redevelopment of this site. Respondents are encouraged to review these resources (hyperlinked below), particularly the So8th Research Report, before preparing a submission:

- planokc (Comprehensive Plan)
- So8th Research Report
- Harrison-Walnut Urban Renewal Plan

- University-Medical Urban Renewal Plan
- Oklahoma City Data Portal (Maps)
- Oklahoma City Municipal Code – Chapter 59 Zoning and Planning Code
- Innovation District and Capitol Environs Land Use and Strategic Development Plan

The So8th Research Report documents an extensive community engagement process and sets out a conceptual site plan for the focus area, developed on the framework established by the adopted Innovation District Land Use Plan. The Development Tool Kit at pages 27 through 68 of the Report contains the land use zone designations, design characteristics, and development guidance referenced in this RFP.

The property is located within the Commercial Corridor land use zone, except for the portion along N Lindsay Avenue, which is designated General Urban. These designations are shown in Figure 4 below. As shown in Figure 1 above, OCURA does not own all of the parcels along N Lindsay Avenue within the General Urban zone. Respondents should address how the proposed development accommodates this condition.

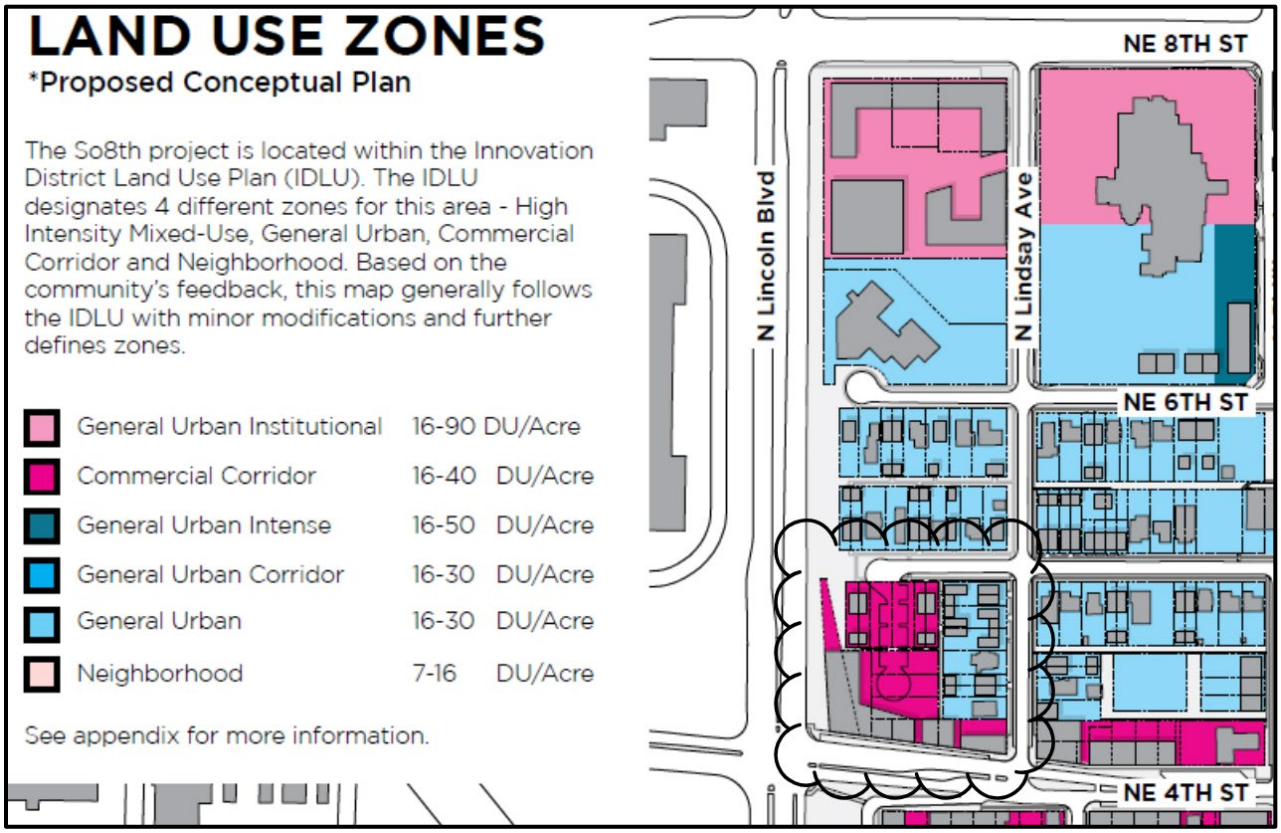


Figure 4: So8th Report Land Use Zones Map – Site Identified

The Report describes the Commercial Corridor zone as accommodating buildings of one to five stories, with an average of approximately three stories, at densities of 16 to 40 dwelling units per acre, with commercial use required at the ground floor and upper floors occupied by either commercial or residential use. NE 4th Street is identified in the Report as a historic commercial strip that the community desires to re-establish as a commercial corridor. The General Urban zone accommodates buildings of two to four stories at densities of 16 to 30 dwelling units per acre, at a small to medium building scale, with front setbacks matching adjacent development.

The emphasis of this RFP is commercial redevelopment. Residential use above the ground floor is contemplated by the Commercial Corridor land use zone and is permitted under this RFP, but it is not a requirement. The density ranges identified for these zones apply where residential use is proposed, though a wholly commercial proposal is not expected to meet them. Existing residential development lies to the north and east of the subject property. This RFP does not require a buffer of less intense use between the commercial frontages and that development, but proposals may address how the development transitions in scale and use toward those edges.

LAND USE ZONES

So8th Research Report — Appendix, page 88

	Commercial Corridor	General Urban
BLDG HEIGHT	1 to 5 Stories Avg. 3 Stories	2 to 4 Stories
DENSITY	16–40 DU/Acre	16–30 DU/Acre
BUILDING SIZE + TYPE	BLDG SIZE Small to Large AVG SIZE Medium, 200′ Max Frontage	BLDG SIZE Small to Medium, 75′ Max Frontage BLDG TYPE Single Family, ADU, Duplex, Multi-Plex
COMMERCIAL USE	Required at ground floor	CORNERS Permitted MID-BLOCK Permitted with Community Review
FRONTAGE	Zero setback at sidewalks except at plazas.	Front setback should match adjacent. Porches are encouraged.
PARKING		
SURFACE LOTS	Permitted behind bldgs	Permitted behind bldgs
PARKING STRUCTURES	Permitted behind bldgs	Not permitted
PRIVATE GARAGE	—	Permitted facing alleys Single garage facing street Double garage behind house

Figure 5: So8th Report Land Use Zones Massing Table

Figure 5 shows the design provisions of both zones, and the full land use map and table are provided as Appendix A. The Report identifies N Lincoln Boulevard as a wide, difficult-to-cross arterial and contemplates commercial buildings along it as a transition between that corridor and the interior of the neighborhood. The following provisions of the Commercial Corridor land use zone are of relevance to this RFP and are reflected in the requirements and preferences set forth in Section III.

- Commercial use is required at the ground floor along both frontages. Ground-floor space along NE 4th Street should generally be occupied by active uses that engage the street. The Lincoln frontage is not expected to carry the same active character as NE 4th Street.
- For purposes of this RFP, an active use is one that is open to the public, entered directly from the sidewalk, and visible from the street, such as retail, food and beverage, gallery or exhibition space, performance or event space, showroom, or personal service uses. Parking, loading, storage, and back-of-house functions are not active uses.

- Buildings are to be placed at a zero setback at the sidewalk along both frontages, except where a plaza or similar publicly accessible open space is provided.
- Surface parking lots and parking structures are permitted behind buildings. Parking should not occupy the NE 4th Street or N Lincoln Boulevard frontages.

Gateway Treatment

As noted previously, the So8th Research Report identifies the intersection of NE 4th Street and N Lincoln Boulevard as a community gateway and the western entrance to the neighborhood. Certain elements of the Report's gateway concept, including improvements within the public street right of way, are outside the control of a redeveloper and are not expected of respondents. Within the property, gateway character may be expressed through site and building design. Examples include, without limitation, monument or district identification signage; a corner plaza or other publicly accessible open space; public art or space reserved for it; distinctive building massing, height, or materials at the corner; and enhanced landscaping or lighting. Respondents are encouraged to describe how the proposal marks this location as a gateway, as further addressed in Section III.

Architectural Character

Pages 36 and 37 of the Development Tool Kit discuss Cultural Design Elements and 4th St. Design Standards, which address the architectural character the community seeks along NE 4th Street. While no standards are explicitly laid out in the Report, it does document the historic character of the corridor photographically on page 20 (Figure 6 below), which shows NE 4th Street in the 1950s. Primary features shown include attached one and two story masonry buildings built to the sidewalk in a continuous street wall, narrow repeating storefront bays, large ground floor display windows with recessed entries, signage integrated at the storefront band, and simple flat parapets. It also depicts the Jewel Theatre, which is among the few buildings from the period still standing. Respondents should describe how the proposed design responds to these characteristics or why it may not, though replication of historic buildings is not expected.



Figure 6: Historic Architecture Example – NE 4th Street (Page 20 of Report)

Access/Streets

A paved street and cul-de-sac known as Durland Court lies within the property and is owned by OCURA. Durland Court was never platted. Respondents may either incorporate Durland Court into a proposed development or propose that it not be retained. City approval may be required before Durland Court can be built over or removed, and the process for obtaining any such approval has not been determined. A Respondent whose proposal does not retain Durland Court would be responsible for pursuing and obtaining any approvals required and should identify this in the proposal and describe the intended approach. OCURA makes no representation as to whether any such approval would be granted or as to the process that would be required.

Presently, vehicles traveling north on Lincoln Boulevard are restricted from turning right onto NE 4th Street due to traffic exiting I-235 and must continue north several blocks before a right turn is available. Respondents should account for this condition in site planning, including the location of access points and any use that depends on vehicular convenience or visibility.

Respondents are responsible for independently verifying access, circulation, and all other physical conditions of the property. Any change to access from a public street requires approval from any agency having jurisdiction such as the City of Oklahoma City and/or Oklahoma Department of Transportation (ODOT).

B. Environmental Due Diligence

A Phase I Environmental Site Assessment (ESA) was completed for the broader area in 2007. That assessment noted certain recognized environmental conditions (RECs) that will require additional investigation for each individual development site. The 2007 assessment is available upon request; it covers the broader area rather than individual development sites and is not expected to provide meaningful site-specific detail.

An updated Phase I ESA will be required prior to construction. OCURA will assist, to the best of its ability, in coordinating the Phase I ESA process and any additional assessments, if needed, through the City of Oklahoma City Brownfields Program at no cost to the developer. Phase I assessments carry a limited shelf life, so timing will be coordinated with the development schedule. If environmental conditions are identified, remediation and/or mitigation will be the responsibility of the developer in coordination with applicable agencies. OCURA will assist developers in identifying and coordinating access to available cleanup programs and resources.

C. Zoning

As shown in Figure 7 below, the majority of the property is currently zoned R-2 (Medium-Low Residential), with C-3 (Community Commercial) on the remainder. The property also lies within the Downtown Scenic Highway Area.

The commercial development contemplated by this RFP is not permitted in the R-2 district. Respondents should anticipate that rezoning will be required for the majority or all of the property. The Respondent will be responsible for pursuing and obtaining any rezoning or other entitlements necessary for the proposed development, and should identify the entitlements the proposal would require and describe the anticipated approach. OCURA may support an application for rezoning, including to a PUD or SPUD, if agreed upon in the Redevelopment Agreement. OCURA makes no representation as to whether any rezoning would be approved or as to the time required to obtain it.

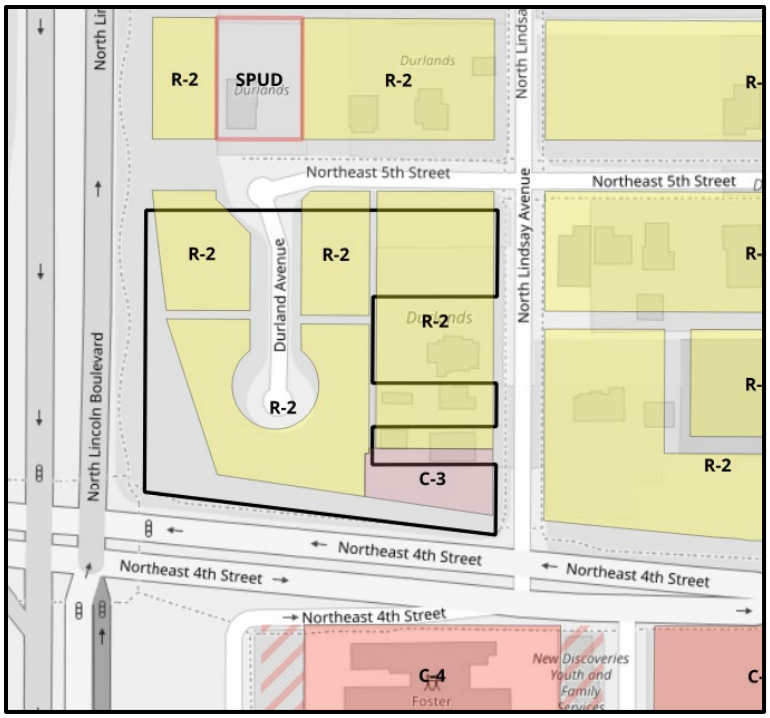


Figure 7: Current Zoning of Subject Property

D. Tax Increment Financing (TIF)

All property offered in this RFP is located within the Oklahoma Regional Innovation District Project Plan Project Area. Figure 8 below shows that the majority of the subject property lies within Increment District #11, which is set to expire in 2042. A small amount of the property is within Increment District #7, which expires in 2032.

TIF is a public financial incentive tool that may be available to support projects that advance district goals, public infrastructure, and other public improvements. Proposals requesting TIF assistance must demonstrate financial need and appropriateness. Availability of TIF assistance is at the sole discretion of the Oklahoma City Redevelopment Authority (OCRA), a separate public trust. TIF is not granted through this RFP.

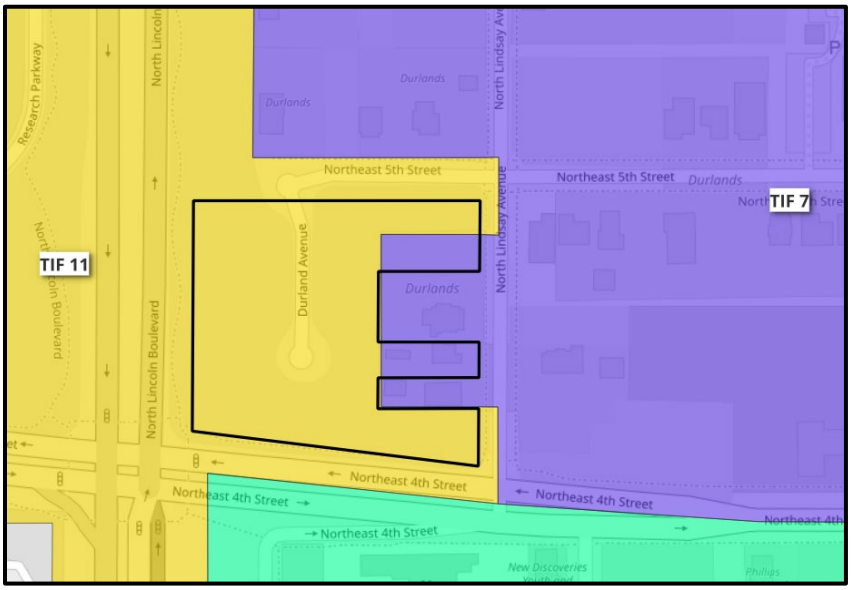


Figure 8: Subject Property Tax Increment Districts (TIF)

III. SUBMISSION REQUIREMENTS & PROCESS

A. Scope of Proposal

As described in Section I, a proposal must include the entire portion of the property located within the Commercial Corridor land use zone. Respondents must state whether the proposal also includes the portion located within the General Urban land use zone along N Lindsay Ave. Identify the scope of the proposal in the Conceptual Plan submission and in Exhibit A, Form 3A — Redeveloper's Statement for Public Disclosure.

B. Conceptual Plan

The Conceptual Plan submission must include:

1. A site plan illustrating proposed land uses and structures; building placement relative to the NE 4th Street and N Lincoln Boulevard frontages; pedestrian and vehicle circulation; parking, loading, service, and storage areas; connections to adjacent property, streets, and the public sidewalk network; and open, plaza, or recreational spaces. Existing public utilities are shown in Appendix B. The site plan should show whether Durland Court is retained. Appendix C contains surveys and drawings of the block prepared in 2020 and 2021, provided for reference only. They do not reflect current ownership or boundaries, which are shown in Figure 1. Approximate site topography is shown with 2015 contours in Appendix D.
2. A list of proposed uses and the anticipated square footage of each building and tenant space. For any residential component, list the proposed housing type(s), unit count, unit sizes, and whether units are proposed for sale or for rent.
3. A description of the ground-floor and frontage treatment along NE 4th Street and N Lincoln Boulevard, including the location of building entries, the extent of ground-floor commercial space, window and transparency treatment at the street, and the location and screening of any loading, service, storage, or utility functions. Describe how the corner at NE 4th Street and N Lincoln Boulevard is treated as a gateway to the neighborhood.
4. Conceptual architectural and landscaping themes, responsive to the 4th Street framework described in Section II.A. Themes may be presented through written description and/or graphics. Include a brief description of proposed exterior architectural materials. A material board is not required, and architectural plans are not required at this stage.
5. A narrative addressing how the proposal responds to the following requirements, which preferences will be met, and any additional elements of the So8th Research Report the Respondent wishes to emphasize:

Requirements

i. Achieve high-quality design, materials, and construction.

ii. Support neighborhood revitalization informed by the So8th Research Report.

iii. Identify the rezoning and any other entitlements the proposal would require, and describe the intended approach.

iv. Conform with the Commercial Corridor and General Urban land use zones to the greatest extent feasible.

v. Provide commercial use at the ground floor along the NE 4th Street and N Lincoln Boulevard frontages, with active uses along NE 4th Street, and buildings placed at the property line.

vi. Locate parking, loading, and service areas behind buildings and screen them from both frontages.

vii. Prioritize pedestrian-oriented site design and community experience, including street-facing entries, pedestrian amenities, and connections to the public sidewalk network.

Preferences

i. A gateway treatment at the NE 4th Street and N Lincoln Boulevard corner, recognizing it as the western entrance to the neighborhood, as described in Section II.A. Describe how the approach draws on the community priorities documented in the So8th Research Report.

ii. An architectural approach along NE 4th Street responsive to the corridor's history, as described in Section II.A.

iii. Provide space and terms that support local and neighborhood-based businesses, such as ground-floor tenant space sized for small businesses, flexible or stepped lease terms, or business ownership opportunities, or some alternative approach that would accomplish the same.

iv. Incorporate environmentally responsible design and construction practices, including stormwater management strategies such as bioswales, rain gardens, and pervious surfaces.

v. Where adjacent structures predate 1985, incorporate transitional design strategies such as reduced setbacks, stepped massing, or angled transitions (see diagram on page 52 of the So8th Research Report).

C. Market Feasibility and Financial Ability to Execute

Submit a narrative (two pages or less) outlining the market feasibility of the proposed project. Supporting information may include comparable lease rates, absorption data, letters of interest or commitment from prospective tenants, evidence of owner-occupancy, or for-sale comparables for any residential component. A third-party market study is not required.

Tiered financial information will be required. Tier 1 must be submitted with the RFP response. Tier 2 may be requested if the Respondent is selected as a Conditional Redeveloper as defined in Section III.L, or at any point during negotiation of a redevelopment agreement.

Tier 1 Submissions (Required)

1. Describe your experience and ability to finance a project of the proposed scale.
2. Complete Exhibit A Forms 4A & 4B (Credit Report & Business Credit Information). OCURA reserves the right to use the information provided to conduct credit evaluations and/or request additional documentation to assess the creditworthiness of the developer and its team. Such review may include, but is not limited to, contacting banking references, accountants, and other financial professionals, as well as requesting financial statements, tax returns, and other relevant financial documentation as deemed necessary.
3. Submit a projected budget including sources and uses of funds, anticipated construction costs, and proposed lease rates or sale pricing by use. For any residential component, include proposed unit pricing and unit designation (market rate or affordable).

    a. The proposed purchase price for the redevelopment site must be included and reflect current market conditions and proposed uses (also included on Exhibit A, Form 2 — Redevelopment

Proposal). A final determination of the land purchase price will be made by OCURA based on an independent appraisal.

b. Proposals requesting TIF assistance must demonstrate financial need and appropriateness. TIF availability is at the sole discretion of the Oklahoma City Redevelopment Authority (OCRA).

Tier 2 Submission (If requested)

1. A detailed pro forma in Excel demonstrating financing requirements, gaps, and overall financial feasibility.
2. Detailed documentation of financing commitments (such as a pre-qualified bank letter or letter of interest), including debt and equity sources.
3. Financial statements of the principal or parent entities, or tax returns of the principal Respondents in the absence of such statements.

D. Redeveloper Qualifications

1. List all development team members and qualifications, including consultants.
2. List projects completed or in progress over the past 10 years, highlighting comparable commercial or mixed-use projects and public/private partnerships.
3. Demonstrate any prior collaboration with neighborhood-based developers, contractors, or community development organizations on projects of similar scale or cultural significance.

E. Timeframe to Complete

Provide a proposed timeframe for commencing and completing the project. This statement should also include a preliminary phasing plan, if applicable, detailing major milestones and the anticipated sequence of development activities. Where a proposal includes more than one use or building, identify the sequence in which each component will be delivered.

F. Good Faith Deposit

A Good Faith Deposit of $25,000 is required with any proposal submission. The RFP response shall include a bank certified check or surety bond with a company listed in the latest issue of the U.S. TREASURY CIRCULAR NO. 570 (a list of approved surety companies is available at fiscal.treasury.gov). Alternatively, a letter of credit acceptable to OCURA may also be provided. A letter of credit should be issued by a bank or other financial institution, should be irrevocable, and should name the Oklahoma City Urban Renewal Authority as beneficiary. The Good Faith Deposit must be valid for a minimum of 90 days after the RFP submission due date. Unsuccessful RFP applicants will have their deposits returned at the end of 90 days, when a Conditional Redeveloper is chosen, or when a redevelopment agreement is approved by the Board of Commissioners, whichever comes first. OCURA will retain the Good Faith Deposit of the redeveloper chosen for the project and apply the amount towards the project as negotiated in the development agreement.

G. Exhibit A Forms

Complete all forms in Exhibit A:

- Form 1: Certification of Reading and Understanding
- Form 2: Redevelopment Proposal
- Form 3A: Redeveloper’s Statement for Public Disclosure
- Form 3B: Certification

- Form 4A: Consent to Obtain Credit Report
- Form 4B: Business Credit Information
- Form 4C: Consent to Obtain Criminal Background Information

H. Summary of Submission Requirements

1. Conceptual Plan with required elements as outlined above, including the narrative addressing Requirements and Preferences
2. Market Feasibility Narrative
3. Financial Information — Tier 1 as outlined above
4. Redeveloper Team Qualifications
5. Timeframe to Complete
6. Executed Exhibit A Forms 1–4, submitted in a separate envelope
7. Good Faith Deposit
8. Five (5) paper copies of the proposal submission packet and one (1) electronic copy in PDF format

Any material a proposer believes to be confidential under state or federal law must be submitted in a separate envelope marked "Confidential," identifying the specific law that creates the privilege. See Exhibit C.

RFP responses must be received at the time and date indicated on the cover sheet to be considered. Proposals are due when received, not postmarked. Late submissions will be returned unopened.

I. Review of RFP Submissions: Criteria and Timeline

After receipt, submissions will be reviewed for completeness by OCURA staff. OCURA reserves the right to evaluate multiple proposals for the same property and to make selections competitively based on the responsiveness and overall quality of the proposal. OCURA may request additional information, conduct interviews, or invite select Respondents to present before a selection review committee prior to making a recommendation to the OCURA Board of Commissioners.

Proposals will be evaluated based on, but not limited to, the following criteria:

1. Responsiveness of the proposed Conceptual Plan to the land use and design principles recommended in the So8th Research Report for the property, and to the goals and objectives outlined in the Redevelopment Context and Guidance and Submission Requirements sections.
2. Responsiveness of the proposal to the goals and objectives of the applicable Urban Renewal Plan, planokc, the So8th Research Report, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
3. Strength of the market feasibility narrative and its documentation that the project is viable and likely to succeed.
4. Qualifications of the development team and their demonstrated expertise in completing projects of similar scale and character.
5. Ability to achieve the design objectives and specific requirements identified in this RFP.
6. Adequacy of the projected budget and appropriateness of any financial assistance requested, including TIF.
7. Demonstrated financial capacity to carry out the project as evidenced by Tier 1 submissions.

8. Ability to initiate the development process — including land use entitlements and financing commitments — within 180 days of execution of the redevelopment agreement, and to complete the project within a timeline satisfactory to the Board of Commissioners.
9. Execution of Exhibit A Forms 1–4 to the satisfaction of OCURA.

Timeline

Milestone	Date / Estimated Timeframe
RFP Release	November 2, 2026
Pre-submission Meeting	December 10, 2026
RFP Response Due Date	February 1, 2027
Review Period	Beginning immediately following the submission deadline
Designation of Conditional Redeveloper/ Redevelopment Agreement Negotiations / Execution	Following review

**Estimated timeframes and subject to change.*

Reviews and evaluations by staff of OCURA and other consultants, public or private organizations or committees requested by the Board of Commissioners will be advisory only. The level of consideration and weight to be given to any review will be determined by the Board of Commissioners of OCURA, and the Board of Commissioners reserves complete and final authority for actions and approvals in connection with the selection process.

J. Optional Competitive Negotiations

The Board of Commissioners may, in its discretion, authorize and direct competitive negotiations with two or more prospective redevelopers. Such negotiations may be with respect to one or more elements of the selection criteria. Such negotiations will be undertaken by the staff of OCURA in accordance with direction from the Board of Commissioners.

If competitive negotiations are authorized, a cut-off date will be established after which no further negotiations will occur, and no additional submissions by a prospective redeveloper will be considered. A decision by the Board of Commissioners to conduct competitive negotiations will not confer any rights upon a prospective redeveloper nor create any obligation of OCURA to approve and enter into a redevelopment agreement with a redeveloper.

K. OCURA's Right

OCURA reserves the unconditional right, at its sole discretion, to reject any or all proposals submitted for any reason or no reason. OCURA may, at its discretion, waive any informalities, minor defects, or technical inaccuracies in the proposals. OCURA reserves the right to request and obtain any additional information necessary to complete evaluation of the proposals.

OCURA also reserves the right to modify or extend the submission schedule as described in Section III.I. Consistent with the authorizing Resolution, OCURA may establish quarterly renewal periods if an acceptable proposal is not received within a given submission period, or if there are multiple interested developers and the Executive Director believes a renewal period extension is in the best interests of ensuring adequate competition

for redevelopment. OCURA will provide notice of any modification or extension of the submission schedule through direct email courtesy announcements and through OCURA's website.

L. Conditional Redeveloper Designation

Upon review and evaluation of redevelopment proposals or following negotiations with prospective redeveloper(s), the Board of Commissioners may grant a conditional redeveloper designation. This designation will be under such terms and conditions as the Board deems appropriate, to potentially one or more prospective redevelopers. A conditional redeveloper designation will confer no legal rights upon the prospective redeveloper(s) other than the opportunity to negotiate terms of a redevelopment agreement with OCURA. OCURA may terminate a conditional redeveloper designation at any time.

M. Preparation and Approval of Redevelopment Agreements

The final phase of the selection process will consist of negotiations to outline the terms and conditions of a redevelopment agreement. Site conveyance will be provided by a Special Warranty Deed, subject to such restrictions as required by OCURA, and disposition must take place at or above 'fair value' as required by Oklahoma law. If a negotiation is conducted simultaneously with two or more redevelopers, the negotiations are to be competitive as to the disposition price and it is one of the criteria involved in making the selection.

END OF RFP NARRATIVE
EXHIBITS & APPENDICES FOLLOW

EXHIBIT A

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

RFP PROPOSAL FORMS 1–4 TO BE EXECUTED FOR RFP SUBMISSION

PLEASE SUBMIT THE FOLLOWING FORMS IN A SEPARATE ENVELOPE. DO NOT INCLUDE COPIES OF THE FORMS IN YOUR PRINTED PROPOSAL.

FORM 1: CERTIFICATION OF READING AND UNDERSTANDING

I, the undersigned prospective Redeveloper, or the authorized representative of the prospective Redeveloper, hereby certify that I have read and understand the Request for Proposals (RFP) requirements and further certify that I have read and understand the Invitation for Redevelopment Proposals Public Notice (Exhibit B) as issued by the Oklahoma City Urban Renewal Authority.

_____

Printed Name of Prospective Redeveloper

_____

Signature / Title

SUBMITTED this _____ day of _____, 20____.

FORM 2: REDEVELOPMENT PROPOSAL

The undersigned proposes to purchase from the Oklahoma City Urban Renewal Authority, an Oklahoma public body corporate ("OCURA"), all or a portion of OCURA's property in Oklahoma City, Oklahoma (the "Redevelopment Site"), as referenced by the Request for Proposals (RFP) issued by OCURA. The proposal contained herein will become binding only if this proposal results in the execution of an agreement to redevelop the Redevelopment Site which is satisfactory to OCURA.

The undersigned proposes to purchase the Redevelopment Site for a total sum of $_____.

The undersigned understands and agrees that this proposal must comply with all requirements and provisions of the RFP.

All data, documentation and materials required by the RFP is supplied herewith and made a part of this proposal.

SUBMITTED this _____ day of _____, 20____.

_____
Printed Name(s) of Prospective Redeveloper(s)

_____
Signature

_____
Title

_____
Company

_____
Address 1

_____
Address 2

_____
Telephone / Fax

_____
Email Address

FORM 3A: REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

Note: If space on this form is inadequate for any requested information it should be furnished on an attached page which is referred to under the appropriate item on the form.

1. Name of Redeveloper / Title: _____

Address of Redeveloper: _____

City, State, Zip Code: _____

Phone Number: _____

E-mail: _____

2. The property rights described herein, for which the Redeveloper proposes to enter into a contract or agreement for the purchase or lease from the Oklahoma City Urban Renewal Authority, are subject to adjustment as to exact boundaries, dimensions, and interests based on final survey determination. Identify the scope of the proposal per Section III, Subsection A — Scope of Proposal.

_____

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the State of _____.

____ a corporation

____ a nonprofit or charitable institution or corporation

____ a partnership known as: _____

____ a limited liability company

____ a business association or a joint venture known as: _____

____ a Federal, State, or local government or instrumentality thereof

____ Other (explain): _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization status: _____

5. Names, addresses, title or position, and nature and extent of the interest of the officers and principal members, partners, shareholders, and investors of any member of the developer, other than a government agency or instrumentality, are to be set forth below as follows:

a. If the Redeveloper is a corporation, list below the officers, directors, or trustees, and each stockholder owning more than ten percent (10%) of any class of stock.

b. If the Redeveloper is a nonprofit or charitable institution or corporation, list below the members who constitute the Board of Trustees, or Board of Directors, or similar governing body.

c. If the Redeveloper is a partnership, list below each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a limited liability company, list below each member, whether a manager, and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is a business association or a joint venture, list below each participant and either the percent of interest or a description of the character and extent of interest.

f. If the Redeveloper is some other entity, list below the officers, the members of the governing body, and each person having an interest of more than ten percent (10%).

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

6. Name, address, nature and extent of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the persons or investors named in response to item 5 which gives such person or entity more than a computed ten percent (10%) interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

Note: If the Redeveloper is a corporation, the following certification should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

FORM 3B: CERTIFICATION

I (We) _____

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

_____
Signature

_____
Title

_____
Address 1

_____
Address 2

_____
Telephone / Fax

_____
Email

_____
Date

FORM 4A: CONSENT TO OBTAIN CREDIT REPORT

I hereby authorize and instruct OKLAHOMA CITY URBAN RENEWAL AUTHORITY ("OCURA") to obtain and review my credit report. My credit report will be obtained from a qualified reporting agency chosen by OCURA. I understand and agree that OCURA intends to use this information solely for the purpose of evaluating my credit worthiness and qualifications to contract with OCURA.

Note: A signed consent must be submitted for each key personnel of the redeveloper. If the redeveloper is a new entity, please submit a signed consent form for each key personnel of the redeveloper's parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the credit report.

_____

Legal Name

_____

Social Security Number (this information will be redacted from public view)

_____

Driver's License # and State (this information will be redacted from public view)

_____

Address

_____

City, State, Zip Code

_____

Signature

_____

Title

_____

Date

FORM 4B: BUSINESS CREDIT INFORMATION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY ("OCURA") will use the information below to obtain a business credit report from a qualified reporting agency chosen by OCURA. OCURA intends to use this information solely for the purpose of evaluating the credit worthiness and qualifications to contract with OCURA.

Note: If the redeveloper is a new entity, please submit information for the redeveloper's parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the business credit report.

_____

Legal Name

_____

Federal Tax I.D. # (this information will be redacted from public view)

_____

Date of Incorporation

_____

Address

_____

City, State, Zip Code

_____

Signature

_____

Title

_____

Date

FORM 4C: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

I hereby authorize and instruct OKLAHOMA CITY URBAN RENEWAL AUTHORITY ("OCURA") to obtain and review my criminal background information. My criminal background information will be obtained from a qualified reporting agency chosen by OCURA. I understand and agree that OCURA intends to use this information solely for the purpose of evaluating my qualifications to contract with OCURA.

Note: A signed consent must be submitted for each key personnel of the redeveloper. If the redeveloper is a new entity, please submit a signed consent form for each key personnel of the redeveloper's parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the criminal background report.

_____

Legal Name

_____

Social Security Number (this information will be redacted from public view)

_____

Driver's License # and State (this information will be redacted from public view)

_____

Address

_____

City, State, Zip Code

_____

Signature

_____

Title

_____

Date

EXHIBIT B

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP) and Invitation for Redevelopment Proposals

RESOLUTION NO. 6182

RESOLUTION AUTHORIZING ONE OR MORE INVITATIONS FOR PROPOSALS FOR REDEVELOPMENT OF PROPERTY LOCATED GENERALLY SOUTH OF NORTHEAST 8TH STREET, EAST OF LINCOLN BOULEVARD, NORTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AND WEST OF NORTH LOTTIE AVENUE, HARRISON-WALNUT URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority ("Authority") is engaged in the implementation of the Harrison-Walnut Urban Renewal Plan ("Plan"), pursuant to the approval and direction of the City of Oklahoma City ("City") in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*; and

WHEREAS, in August 2023, the Authority received the So8th Research Report ("Report"), a master planning document detailing the results of extensive community engagement, historic research, and technical analysis that culminated in a series of recommendations for the development of Authority-owned property located generally south of Northeast 8th Street, east of Lincoln Boulevard, north of the Union Pacific railroad right-of-way, and west of North Lottie Avenue ("So8th Area"); and

WHEREAS, the redevelopment of the So8th Area consistent with the recommendations contained in the Report represents an important opportunity to contribute to the continued efforts to revitalize the area and adjacent neighborhoods; and

WHEREAS, it is timely and appropriate to begin soliciting proposals for the redevelopment of the So8th Area; and

WHEREAS, it is appropriate and desirable to authorize one or more invitations for redevelopment proposals for the redevelopment of the So8th Area in support of the achievement of the objectives of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. One or more invitations for proposals for the redevelopment of property within the So8th Area is hereby authorized.

2. Public notices of each invitation for proposals is hereby authorized to be published, and periods of not less than ninety (90) days from the date of first publication of each notice shall be established for submission of proposals, with the potential for quarterly renewal periods if an acceptable proposal is not garnered within a given submission period or if there are multiple interested developers and the Executive Director, in his discretion, believes a renewal period extension is in the best interests of ensuring adequate competition for redevelopment.

3. The Executive Director, Authority staff, and legal counsel are authorized to take necessary and appropriate actions to conduct public competitive processes and are

directed to proceed with the issuance of one or more public invitations for redevelopment proposals in a timely manner.

4. All proposals shall be evaluated, and if acceptable, a redeveloper or redevelopers may be conditionally designated by the Board of Commissioners The conditional redeveloper designation shall be based on the determination of the redevelopment proposal or proposals deemed most acceptable to the Authority.

5. The evaluation of redevelopment proposals shall be based on the principal criteria outlined in the invitations, including, but not limited to, the following:

   a. Proposal focuses on the land use and design principles recommended in the Report for the parcels in question.

   b. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, the Report, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.

   c. Market feasibility and likelihood of the proposal to succeed.

   d. Qualifications and experience of the redevelopment team to complete the redevelopment.

   e. Ability to achieve the design objectives and specific requirements identified in the invitation for proposals.

   f. Sufficient evidence of financial capacity to carry out the proposal, and the financial ability of the redevelopment team to complete the redevelopment.

6. The Authority shall enter into direct negotiations with the prospective redevelopers receiving conditional redeveloper designation, or, if more than one, with each such prospective redeveloper receiving conditional redeveloper designation, in order to achieve the best and most desirable project for the area and obtain agreement as to price and other terms and conditions satisfactory to the Authority.

7. The invitations for redevelopment proposals shall not create any legal obligation for the Authority to enter into contracts for redevelopment except on terms and conditions it deems in the Board's discretion to be acceptable and desirable.

8. The Executive Director, Legal Counsel, and Officers of the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, Claudia San Pedro, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. 6182 was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City

Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the 17th day of June, 2026; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a legally sufficient number of the Commissioners.

C. San Pedro

SECRETARY

OKLAHOMA CITY URBAN RENEWAL AUTHORITY OFFICIAL SEAL OKLAHOMA

	AYE	NAY
J. LARRY NICHOLS	absent	
LEE E. COOPER, JR.	✓	
KEVIN S. PERRY	✓	
JUDY J. HATFIELD	✓	
CLAUDIA SAN PEDRO	✓	

INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY ("OCURA") invites the presentation of written proposals from qualified developers ("Respondent") for the purchase and commercial or mixed-use redevelopment of approximately 2.8 acres located at the northeast corner of NE 4th Street and N Lincoln Boulevard. The subject property offered by OCURA is located in the Harrison-Walnut and University Medical Center Urban Renewal Plan Project Areas.

A pre-submission meeting will take place on **Thursday, December 10, 2026, at 10:00 a.m.** in the offices of the Oklahoma City Urban Renewal Authority, 105 N. Hudson Ave, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not required.

The selection process will be initiated by submission of formal written proposals to OCURA in accordance with the RFP. Before the proposal deadline, OCURA will provide prospective redevelopers with available information, background materials, and guidance to support proposals that best align with OCURA's objectives.

Formal written proposals for the purchase and redevelopment of the property being offered for sale will be received at the offices of the Oklahoma City Urban Renewal Authority, 105 N. Hudson Ave, Suite 101, Oklahoma City, Oklahoma, until **Monday, February 1, 2027, at 3 p.m.** Proposals received after the deadline will not be considered.

The evaluation of redevelopment proposals will be based in part on the principal criteria and submission requirements below:

1. Conceptual Plan with required elements as outlined in the RFP
2. Discussion of Requirements and Preferences as outlined in the RFP
3. Market Feasibility Narrative
4. Financial Information — Tier 1 as outlined in the RFP
5. Redeveloper Team Qualifications
6. Timeframe to Complete
7. Executed Exhibit A Forms 1-4 submitted in a separate envelope
8. Good Faith Deposit of $25,000
9. Five (5) paper copies of the proposal submission packet and one (1) electronic copy in PDF format

One or more conditional redeveloper designations may be made based on the proposal or proposals deemed most acceptable to OCURA. OCURA may enter into negotiations with one or more prospective redevelopers, including any designated conditional redeveloper, in order to achieve the best and most desirable project in accordance with the redevelopment objectives of the area and to obtain an agreement as to price and other terms and conditions satisfactory to OCURA.

For further information, contact Micah Snyder at (405) 604-6780 or e-mail micah.snyder@theallianceokc.org. The RFP may be obtained at https://www.thealliance okc.org/land-rfps/. Responses may be submitted as described in the RFP.

This invitation for redevelopment proposals will not create any legal obligation for OCURA to enter into a redevelopment agreement except on terms and conditions it deems satisfactory and desirable, and OCURA reserves the right to reject any and all proposals.

Published in the Journal Record on November 2, 2026.

EXHIBIT C

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

All materials submitted to OCURA pursuant to this Request for Proposals are potentially subject to the mandates of the Oklahoma Open Records Act (Act), 51 Okla. Stat. §§ 24A.1 et seq. The purpose of the Act is to ensure and facilitate the public's right of access to and review of government records so they may efficiently and intelligently exercise their inherent political power. Almost all "records", as that term is defined in the Act, may be disclosed to the public upon request. Except where specific state or federal statutes create an exception or confidential privilege, persons or entities who submit information to public bodies have no right to keep this information from public access, nor is there any reasonable expectation that this information will be kept from public access. See 51 Okla. Stat. §§ 24A.2.

If you believe that any information you will or may submit to OCURA pursuant to this Request for Proposals is or should be kept confidential under a specific state or federal statute, and therefore, not subject to public disclosure, you must comply with the following:

a. Place said documents/records in a separate envelope marked "Confidential". DO NOT label your entire response to the Request for Proposals as "Confidential" – label only those portions of the response that you feel are made confidential by state or federal law as "Confidential". If only a portion of a document is confidential, please identify specifically the portions of the document you are claiming are confidential. (Under the Oklahoma Open Records Act, a public entity may be obligated to produce documents for public inspection even if the documents contain only a portion of material which is confidential. However, the public entity can redact the confidential portions.)

b. For each document for which you are claiming a confidential privilege, identify the federal and/or state law that creates said privilege, e.g., for trade secrets, see 21 O.S. § 1732 (Larceny of Trade Secrets) and the Uniform Trade Secrets Act, 78 O.S. §§ 85, et seq.

Please note that OCURA, consistent with § 24A.3(d) of the Act, understands that "personal financial information, credit reports or other financial data obtained by a public body for the purpose of evaluating credit worthiness, obtaining a license, permit, or the purpose of becoming qualified to contract with a public body" is not subject to disclosure under the Act. Financial information requested by this Request for Proposals for evaluating the creditworthiness of the Proposer or the purpose of allowing OCURA to determine if the Proposer is qualified to contract with OCURA should be submitted in a separate envelope and marked as confidential financial information.

Should an Open Records request be presented to OCURA requesting information the Proposer has identified as "Confidential", the Proposer will be informed and the Proposer will be responsible for defending its position in the District Court, if needed.

If the Proposer fails to identify any records submitted as part of your proposal as "Confidential" by placing them in the "Confidential" envelope AND if the Proposer fails to identify the specific state or federal law creating such privilege, OCURA will assume that the Proposer agrees that said records are not confidential and are subject to public access.

End of Exhibits — Appendices to Follow

APPENDICES

APPENDIX A — So8th Land Use Zones and Table

APPENDIX A

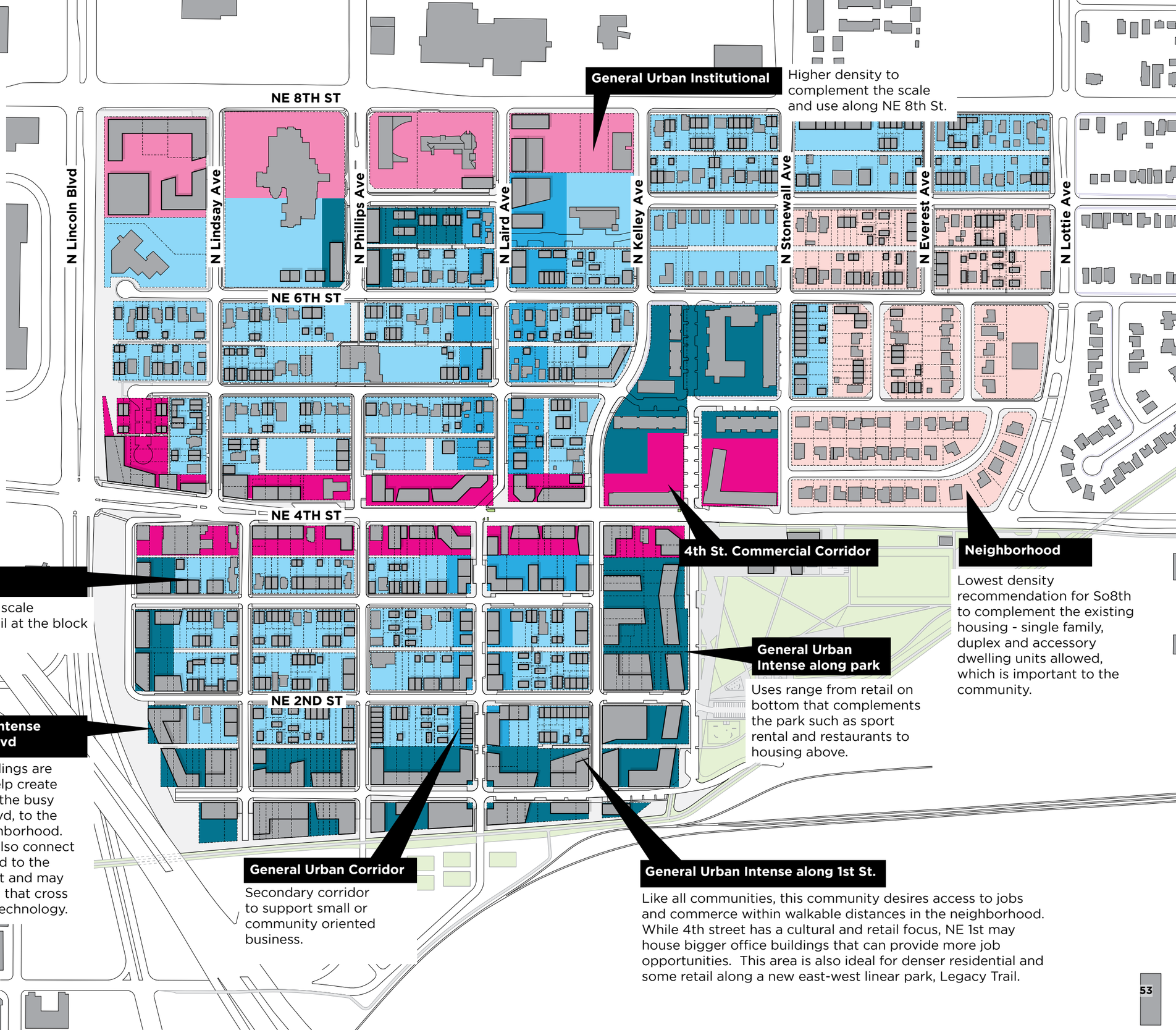
LAND USE ZONES

***Proposed Conceptual Plan**

The So8th project is located within the Innovation District Land Use Plan (IDLU). The IDLU designates 4 different zones for this area - High Intensity Mixed-Use, General Urban, Commercial Corridor and Neighborhood. Based on the community's feedback, this map generally follows the IDLU with minor modifications and further defines zones.

General Urban Institutional	16-90	DU/Acre
Commercial Corridor	16-40	DU/Acre
General Urban Intense	16-50	DU/Acre
General Urban Corridor	16-30	DU/Acre
General Urban	16-30	DU/Acre
Neighborhood	7-16	DU/Acre

See appendix for more information.



APPENDIX A continued

LAND USE ZONES

	ZONE	BLDG HEIGHT	DENSITY	BUILDING SIZE + TYPE, LOT SIZE		COMMERCIAL USE		FRONTAGE	PARKING	
	General Urban Institutional	2 to 6 stories	16-90 DU/Acre	Bldg Size	Medium to Large	Permitted		No limitation	Surface Lots [4]	Permitted Behind Bldgs [3]
									Parking Structures	Permitted Behind Bldgs
	Commercial Corridor	1 to 5 Stories. Avg. 3 Stories	16-40 DU/Acre	Bldg Size	Small to Large	Required At Ground Floor		Zero setback at sidewalks except at plazas.	Surface Lots [4]	Permitted Behind Bldgs
				Avg Size	Medium, 200' Max Frontage [2]				Parking Structures	Permitted Behind Bldgs
	General Urban Intense	2 to 4 Stories. Avg 3 Stories	16-50 DU/Acre	Bldg Size	Medium, 200' Max Frontage [2]	Permitted		Zero setback. See transition recommendation.	Surface Lots [4]	Permitted Behind Bldgs [3]
									Parking Structures	Permitted Behind Bldgs
	General Urban Corridor	2 to 4 Stories	16-30 DU/Acre	Bldg Size	Small to Medium	Permitted		Building entry should face the North-South arterial street. Zero setback. See recommendation	Surface Lots [4]	Permitted Behind Bldgs [3]
				Bldg Type	Single Family [1], ADU, Duplex, Multi-Plex				Parking Structures	Not Permitted
									Private Garage	Permitted Facing Alleys
	General Urban	2 to 4 Stories	16-30 DU/Acre	Bldg Size	Small To Medium 75' Max Frontage	Corners	Permitted	Front setback should match adjacent.	Surface Lots [4 & 5]	Permitted Behind Bldgs [3]
									Parking Structures	Not Permitted
				Bldg Type	Single Family[1], ADU, Duplex, Multi-Plex	Mid-Block	Permitted with Community Review	Porches are encouraged.	Private Garage	Permitted Facing Alleys Single garage facing street Double garage behind house
	Neighborhood	1 to 2 Stories	10 to 16 DU/Acre	Bldg Size	Small	Not Permitted		Front setback should match adjacent.	Surface Lots [4]	Not Permitted
									Parking Structures	Not Permitted
				Bldg Type	Single Family [1], ADU, Duplex			Porches are encouraged.	Private Garage	Permitted Facing Alleys
				Lot Size	25' to 50' Width					Single garage facing street Double garage behind house

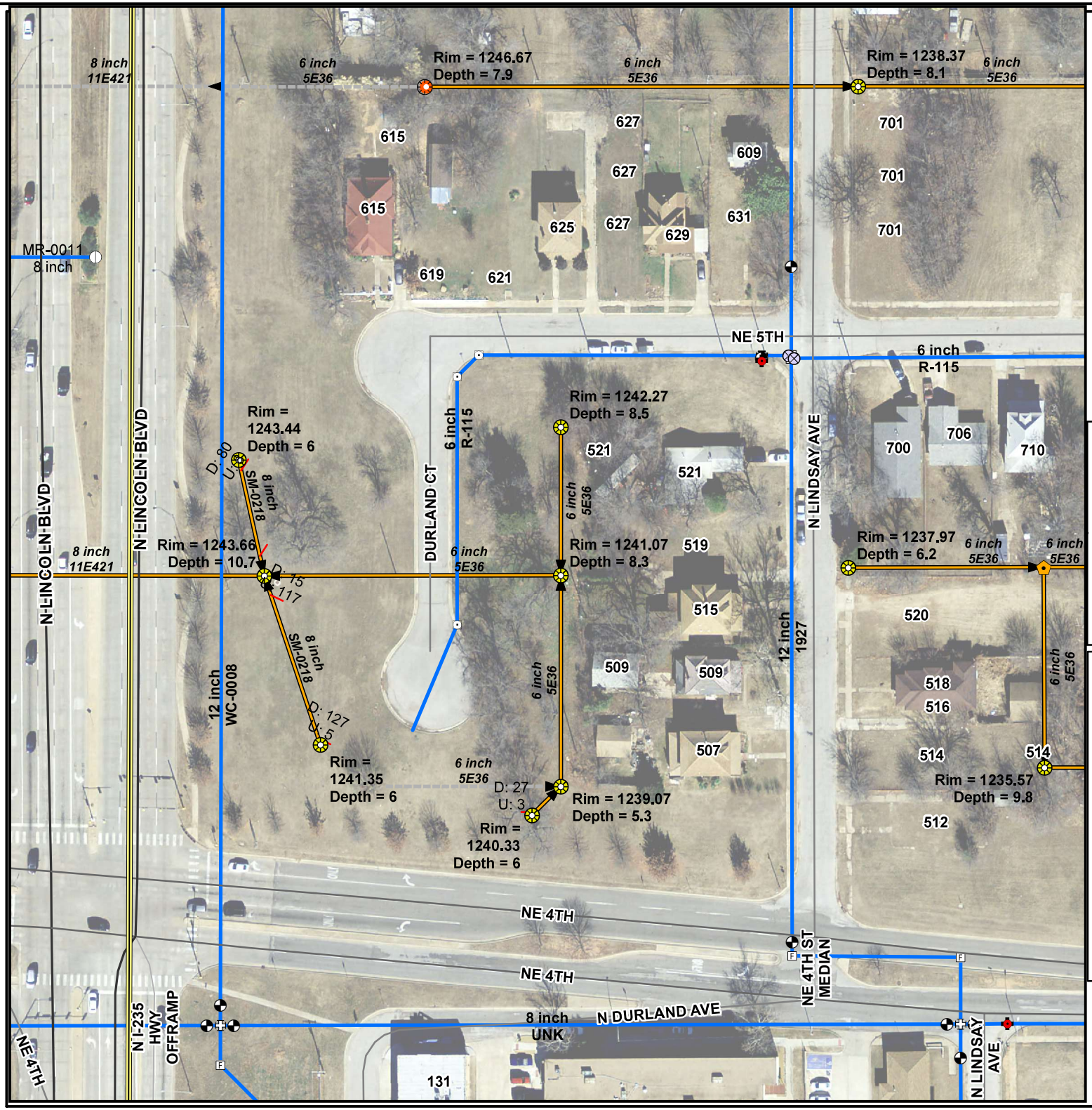
Notes:

- Building Heights are subject to transition regulations
- These zoning suggestions serve to inform base regulations. Special or unique buildings that require different zoning should go through a rezoning process that requires notification to the Advisory Committee (see our RFP recommendations), the ward 7 councilperson, OCURA, and the president of the NEOKC Neighborhood Coalition
- Current So8th residents desire to keep car congestion under control, especially for events and during weekends or nights when visitors will be coming to the area. City officials, neighborhood associations and any future Business Districts should work together to review public transportation options that support visitors to park and then take public transportation to key locations in the neighborhood

Notes:

1. Single family residential in the General Urban Corridor or General Urban area should support density needed for retail and amenities. New single family residential lots should be 25'-30' wide for row houses. Existing residential lots with houses can remain with their existing dimensions and housing type.
2. Commercial parking garages are permitted to be large than the 200' restriction. Building built on top or around the garage should follow the 200' restriction.
3. There are many vacant lots in the area that could be used for surface parking while the So8th area is being developed. We also recognize that the area will require a certain density before a parking structure is financially viable. Surface parking that is visible from the street is permitted through a temporary variance that expires after 10 years. The Advisory Committee must advise on the decision to renew the variance.
4. The plan shows 1 off-street parking spot per residential unit. This number was chosen to balance the need for cars, green spaces and the number of households needed to support commerce and recreation. In order to achieve more parking options for residents, developers can consider tandem parking, parking garages, and underground parking.
5. In the General Urban area we recommend on-street parking permit for residents only 24/7. Similar cities such as Kansas city have permits for $10 per car per year. This is subject to the OKC planning department budget and approval.

APPENDIX B — Public Utilities



Map Title

Caption

APPENDIX B

Legend

- Water Hydrant
- Gate
- Tapping
- Active, Oklahoma City
- SStandardManhole
- SSummitManhole
- Sewer Lateral Line
- Abandoned, Oklahoma City
- Active, Oklahoma City

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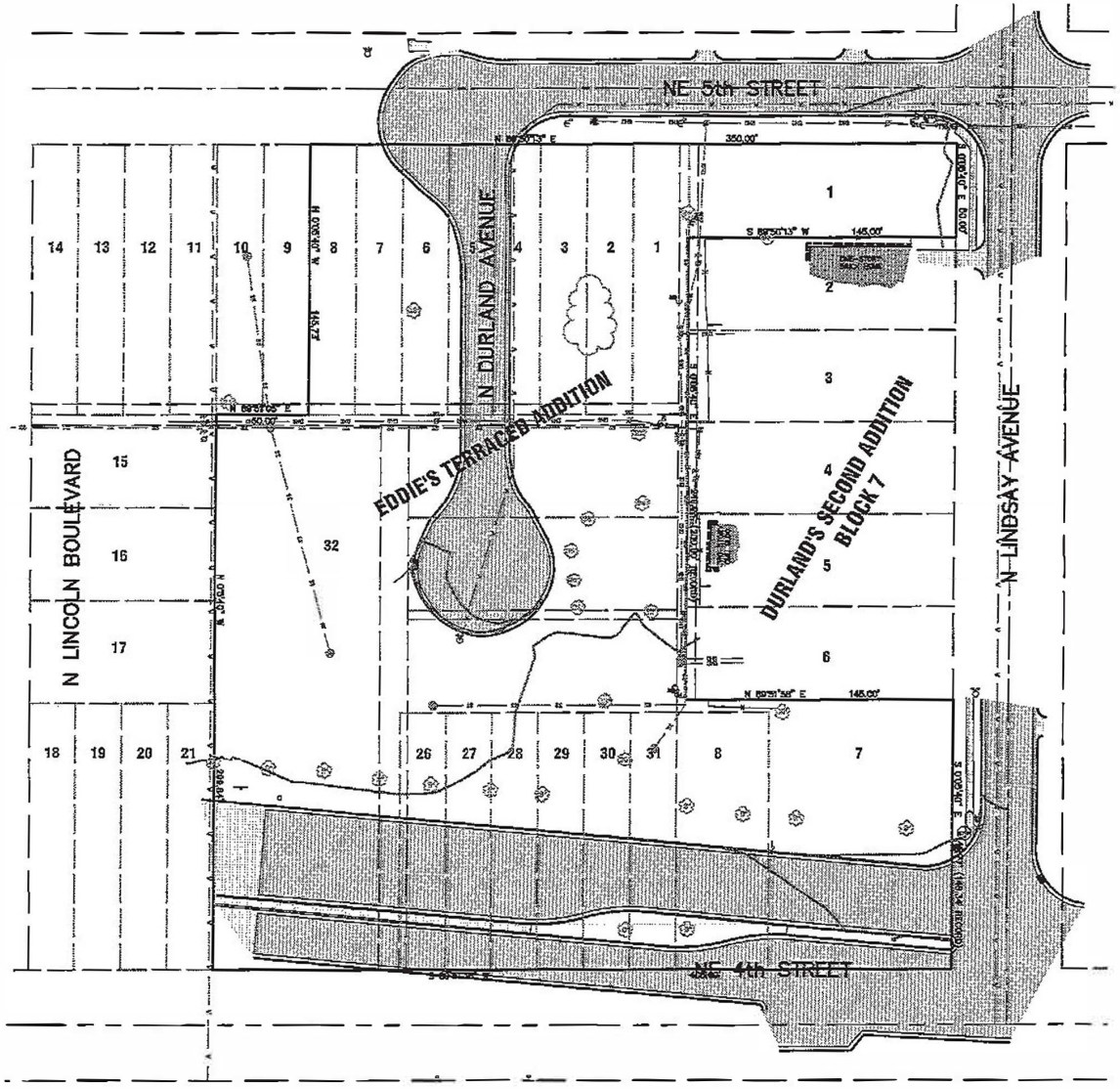
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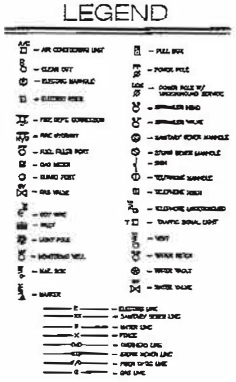
Created by: juba.allen
Printed: 3/16/2020
City of Oklahoma City - Utilities Dept.

APPENDIX C — 2020/2021 Site Reference Surveys and Drawings

APPENDIX C (1)



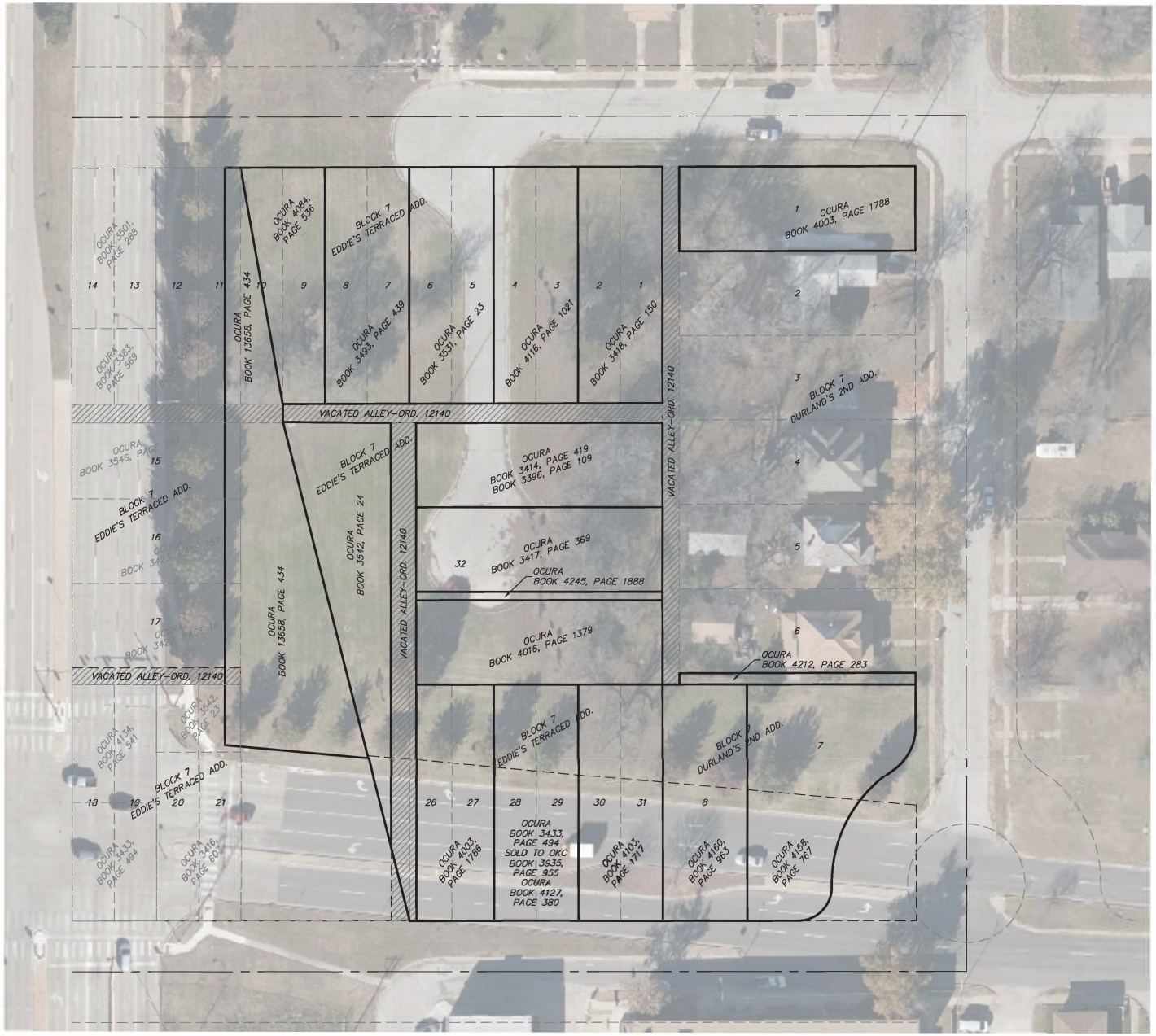
LEGEND



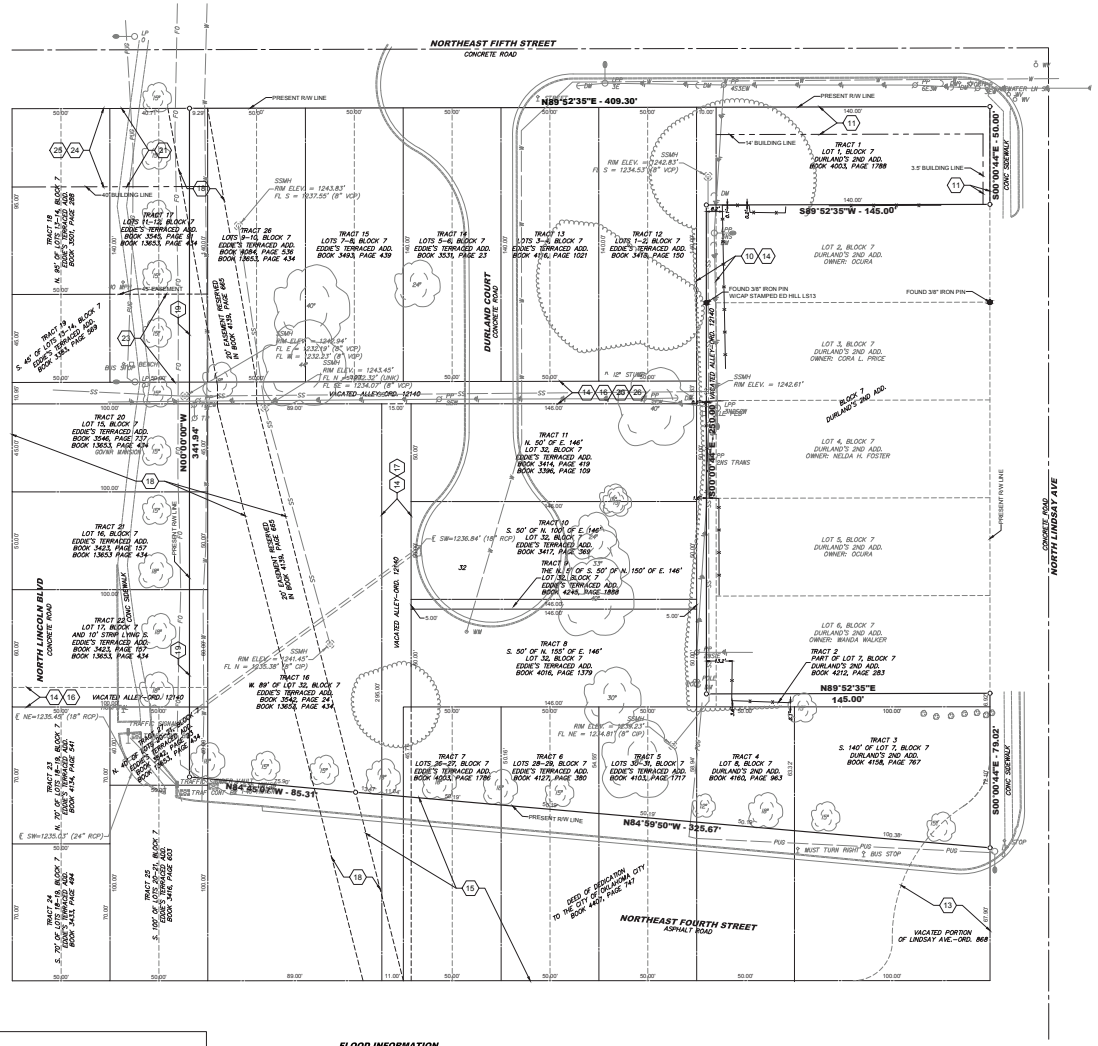
Bob Manley PLS L.L.C.	NE 4th & LINCOLN ALTA/ACSM Land Title Survey SURVEYING - MAPPING - CONSULTING
625 W. Prairie Way Montana, OK 73044 Phone: (480) 305-7675 Fax: (479) 578-4455 Email: bob@manleypls.com	Project No: 3710 Drawn By: rpm DWG File: 3710.dwg Date: 5/15/14 Party Chief: Manley FB/Disk File: 3710.fwd Scale: 1" = 30' Revisions: Sheet # 1 of 1

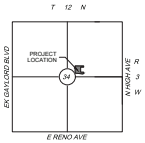
Checkmate CA No. 4631
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APPENDIX C (2)


VACATED ALLEY–ORD. 12140
VACATED ALLEY–ORD. 12140
VACATED ALLEY–ORD. 12140
VACATED ALLEY–ORD. 12140
BLOCK 7 EDDIE'S TERRACED ADD.
BLOCK 7 DURLAND'S 2ND ADD.
OCURA BOOK 4003, PAGE 1788
OCURA BOOK 4212, PAGE 283
OCURA BOOK 4245, PAGE 1888
OCURA BOOK 3414, PAGE 419 BOOK 3396, PAGE 109
OCURA BOOK 3417, PAGE 369
OCURA BOOK 4016, PAGE 1379
OCURA BOOK 1.3658, PAGE 434
OCURA BOOK 3542, PAGE 24
OCURA BOOK 3433, PAGE 494 SOLD TO OKC BOOK 3935, PAGE 955 OCURA BOOK 4127, PAGE 380
OCURA BOOK 4003, PAGE 1786
OCURA BOOK 4103, PAGE 177
OCURA BOOK 4160, PAGE 963
OCURA BOOK 4158, PAGE 767

APPENDIX C (3)





LOCATION MAP
NOT TO SCALE

LEGEND

- ● – FOUND MONUMENT AS NOTED
- ○ – SET 1/2" IRON PIN WITH CAP STAMPED "COWAN GRP CA 6414" UNLESS NOTED OTHERWISE
- SIGN
- WV – WATER VALVE
- FH – FIRE HYDRANT
- PP – POWER POLE
- DM – POWER POLE ANCHOR
- LP – LIGHT POLE
- XFMR – ELECTRIC TRANSFORMER
- ELEC BOX – ELECTRIC BOX
- MH ELEC – ELECTRIC MANHOLE
- SSMH – SANITARY SEWER MANHOLE
- SS – SANITARY SEWER LINE
- SWMH – STORM WATER MANHOLE
- SD – STORM SEWER DRAIN
- RCP – REINFORCED CONCRETE PIPE
- MH COX – COX COMM. MANHOLE
- TELE PED – TELEPHONE PEDESTAL
- FIBER VAULT – FIBER OPTIC VAULT
- FO – UNDERGROUND FIBER OPTIC LINE
- GM – GAS METER
- W – UNDERGROUND WATER LINE
- PUG – UNDERGROUND POWER LINE
- OHP – OVERHEAD POWER LINE
- TV/C – UNDERGROUND CABLE TV LINE
- FENCE
- TREE, W/SIZE
- EDGE TREE LINE
- (11) – SCHEDULE B EXCEPTION NUMBER

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD LOCATES AND VARIOUS UTILITY COMPANY MAPS. THE LOCATED LINES WERE SURVEYED IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL OKIE LOCATE TICKET NO. 20041309853161 & 20041309851585.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40109C0285H. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GENERAL NOTES

1. NO ADDRESSES WERE PROVIDED OR OBSERVED DURING THE COURSE OF THE FIELD SURVEY.
2. NO ZONING REPORT OR LETTER WAS PROVIDED DURING THE COURSE OF THE FIELD SURVEY.
3. NO BUILDINGS WERE OBSERVED ON THIS SITE.
4. THERE DOES NOT APPEAR TO BE ANY EVIDENCE OF RECENT EARTHWORK ACTIVITY.

(SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, EXCEPTIONS AND CERTIFICATION)

COWAN GROUP ENGINEERING
7100 N CLASSEN, SUITE 500
OKLAHOMA CITY, OK 73116
405-463-3369 O 405-463-3381 F
WWW.COWANGROUP.COM
CA# 6414 EXPIRES 6/30/2022

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

PART OF BLOCK 7, DURLAND'S 2ND ADD. & EDDIE'S TERRACED ADD.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ALTA/NSPS LAND TITLE SURVEY

SURVEYED BY	JWS
DRAWN BY	JWS
REVIEWED BY	JWS
PROJECT NUMBER	20-874.08
DATE	09/20/2021
REVISIONS	
SHEET NUMBER	1 OF 2

PLOTTED: Tuesday, September 21, 2021 04:08PM

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APPENDIX C (4)

LEGAL DESCRIPTION

TRACT 1
LOT ONE (1), IN BLOCK SEVEN (7), OF DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 2
A PART OF LOT SEVEN (7), IN BLOCK SEVEN (7), OF DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK SEVEN (7), SAID POINT BEING 430 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK; THENCE IN AN EASTERLY AND NORTHEASTERLY DIRECTION FOLLOWING THE LINE OF SAID BLOCK AS SHOWN IN SAID PLAT TO A POINT ON THE WEST LINE OF LINDSAY AVENUE 146.81 FEET NORTH OF THE NORTH LINE OF FOURTH STREET EXTENDED EAST; THENCE WEST 140 FEET; THENCE SOUTH 6.64 FEET; THENCE EAST 40 FEET; THENCE SOUTH 140 FEET TO THE NORTH LINE OF EAST FOURTH STREET; THENCE EAST ALONG SAID LINE 30 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 140 FEET.

AND

TRACT 3
THE SOUTH 140 FEET OF LOT SEVEN (7), IN BLOCK SEVEN (7), OF DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 4
LOT EIGHT (8), IN BLOCK SEVEN (7), OF DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 5
LOTS THIRTY (30) AND THIRTY-ONE (31), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 6
LOTS TWENTY-EIGHT (28) AND TWENTY-NINE (29), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 7
LOTS TWENTY-SIX (26) AND TWENTY-SEVEN (27), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 8
THE SOUTH 50 FEET OF THE NORTH 155 FEET OF THE EAST 146 FEET OF LOT THIRTY-TWO (32), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND DEED OF DEDICATION IN BOOK4407, PAGE 747 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 9
THE NORTH 5 FEET OF THE SOUTH 50 FEET OF THE NORTH 150 FEET OF THE EAST 146 FEET OF LOT THIRTY-TWO (32), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND DEED OF DEDICATION IN BOOK 4407, PAGE 747 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 10
SOUTH 50 FEET OF THE NORTH 100 FEET OF THE EAST 146 FEET OF LOT THIRTY-TWO (32), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 11
THE NORTH 50 FEET OF THE EAST 146 FEET OF LOT THIRTY-TWO (32), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 12
LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 13
LOTS THREE (3) AND FOUR (4), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 14
LOTS FIVE (5) AND SIX (6), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 15
LOTS SEVEN (7) AND EIGHT (8), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 16
THE WEST 89 FEET OF LOT THIRTY-TWO (32), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9, BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND DEED OF DEDICATION IN BOOK 4407, PAGE 747 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 17
LOT ELEVEN (11) AND TWELVE (12), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND DEED OF DEDICATION IN BOOK 4407, PAGE 747 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 18
THE NORTH 95 FEET OF LOTS THIRTEEN (13) AND FOURTEEN (14), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 19
THE SOUTH 45 FEET OF LOTS THIRTEEN (13) AND FOURTEEN (14), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 20
LOT FIFTEEN (15), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 21
LOT SIXTEEN (16), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 22
LOT SEVENTEEN (17) AND A STRIP 10 FEET WIDE LYING SOUTH OF LOT SEVENTEEN (17) AND NORTH OF LOTS EIGHTEEN (18) THROUGH TWENTY-ONE (21), BOTH INCLUSIVE, IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM
DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 23
THE NORTH 70 FEET OF LOTS EIGHTEEN (18) AND NINETEEN (19), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 24
THE SOUTH 70 FEET OF LOTS EIGHTEEN (18) AND NINETEEN (19), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND DEED OF DEDICATION IN BOOK 4407, PAGE 747 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 25
THE SOUTH 100 FEET OF LOTS TWENTY (20) AND TWENTY-ONE (21), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE STATE OF OKLAHOMA IN SPECIAL WARRANTY IN BOOK 4139, PAGE 665 AND PLUS ANY PORTION THEREOF CONVEYED TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN QUIT CLAIM DEED RECORDED IN BOOK 13653, PAGE 434.

AND

TRACT 26
LOTS NINE (9) AND TEN (10), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 27
THE NORTH 40 FEET OF LOTS TWENTY (20) AND TWENTY-ONE (21), IN BLOCK SEVEN (7), OF EDDIE'S TERRACED ADDITION, A SUB-DIVISION OF LOT 9 BLOCK 7, DURLAND'S SECOND ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIBED TRACT CONTAINING 2.54 ACRES (110,763 SQUARE FEET) MORE OR LESS.

THIS DESCRIPTION WAS PREPARED ON SEPTEMBER 21, 2021 FROM THE BENEFIT OF A BOUNDARY SURVEY COMPLETED ON JULY 15, 2021 FOR AND ON BEHALF COWAN GROUP ENGINEERING, LLC. BY JUSTIN SMITH, PLS 1868. CERTIFICATE OF AUTHORIZATION NUMBER CA6414, EXPIRES ON JUNE 30, 2022.

EXCEPTIONS

ALTA COMMITMENT NUMBER 710702001218, CHICAGO TITLE INSURANCE COMPANY, ISSUED MAY 19, 2021.

9. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT OF DURLAND'S SECOND ADDITION, RECORDED IN BOOK 7, PAGE 94. (TRACTS 1, 2, 3, 4) ***APPLIES AS SHOWN.***

10. RESTRICTIVE COVENANTS RECORDED IN BOOK 5, PAGE 24; BOOK 7, PAGE 94, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (a) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, RESERVATIONS, AND EASEMENTS OF RECORD. (TRACTS 1, 2, 3, 4) ***APPLIES AS SHOWN.***

11. RESTRICTIVE COVENANTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 87, PAGE 483. (TRACT 1) ***APPLIES AS SHOWN.***

12. RESTRICTIVE COVENANTS AS SET FORTH IN THAT CERTAIN CONTRACT, RECORDED IN BOOK 48, PAGE 260, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (b) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, RESERVATIONS, AND EASEMENTS OF RECORD, AS AFFECTED BY THE RELEASE OF RESTRICTION CONTRACT, RECORDED IN BOOK 57, PAGE 130. (TRACTS 1, 12-15, 17-19, 26) ***APPLIES BUT UNABLE TO PLOT.***

13. ORDINANCE NO. 868, VACATING A CERTAIN PART OF LINDSAY AVENUE, RECORDED IN BOOK 9, PAGE 454. (TRACTS 3) ***APPLIES AS SHOWN.***

14. ORDINANCE NO. 12140, RELATING TO THE VACATION OF STREETS AND ALLEYS, RECORDED IN BOOK 3761, PAGE 401. (ALL TRACTS) ***APPLIES AS SHOWN.***

15. DEDICATION DEED IN FAVOR OF THE CITY OF OKLAHOMA CITY, RECORDED IN BOOK 4407, PAGE 747. (TRACTS 3-7, 16) ***APPLIES AS SHOWN.***

16. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT OF EDDIE'S TERRACED ADDITION, RECORDED IN BOOK 7, PAGE 84 (TRACTS 5 THROUGH 27) ***APPLIES AS SHOWN.***

17. GRANT OF DEDICATION IN FAVOR OF THE CITY OF OKLAHOMA CITY, RECORDED IN BOOK 15, PAGE 409. (TRACTS 7, 8, 9, 10, 11, 16) ***APPLIES AS SHOWN.***

18. RESTRICTIVE COVENANTS AND EASEMENT AS SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED IN BOOK 4139, PAGE 665, AS AFFECTED BY THE CERTIFICATE OF COMPLETION, RECORDED IN BOOK 4251, PAGE 1832. (TRACTS 16 THROUGH 26) ***APPLIES AS SHOWN.***

19. RIGHTS OF ACCESS RESERVED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED IN BOOK 13653, PAGE 434. (TRACTS 17, 20-22, 27) ***APPLIES AS SHOWN.***

20. ALLEY AS DEDICATED IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 70, PAGE 35. (TRACTS 12-15, 17-19, 26) ***APPLIES AS SHOWN.***

21. RESTRICTIVE COVENANTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 71, PAGE 317. (TRACTS 17-19) ***APPLIES AS SHOWN.***

22. RESTRICTIVE COVENANTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 83, PAGE 637. (TRACT 17) ***APPLIES BUT UNABLE TO PLOT.***

23. EASEMENT AS SET FORTH IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 222, PAGE 461. (TRACT 17) ***APPLIES AS SHOWN.***

24. RESTRICTIVE COVENANTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 87, PAGE 198. (TRACTS 18, 19) ***APPLIES AS SHOWN.***

25. RESTRICTIVE COVENANTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 89, PAGE 123. (TRACTS 18, 19) ***APPLIES AS SHOWN.***

26. EASEMENT IN FAVOR OF THE PUBLIC AS SET FORTH IN THAT CERTAIN WARRANTY DEED, RECORDED IN BOOK 70, PAGE 35. (TRACTS 12-15, 17-19, 26) ***APPLIES AS SHOWN.***

CERTIFICATION

TO OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND CHICAGO TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY TO THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF OKLAHOMA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

I FURTHER CERTIFY THAT:

1. THE FIELD SURVEY WAS COMPLETED ON JULY 15, 2021 AND THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDING, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES.
3. THE SUBJECT PROPERTY PHYSICALLY ABUTS AND HAS DIRECT ACCESS TO NORTHEAST 5TH STREET, NORTH LINDSAY AVENUE AND NORTHEAST 4TH STREET.
4. EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.



JUSTIN SMITH, PLS 1868
COWAN GROUP ENGINEERING, LLC.
7100 N. CLASSEN, SUITE 500
OKLAHOMA CITY, OK 73116
PHONE 405-463-3369
EMAIL: JUSTIN@COWANGROUP.CO
CERTIFICATE OF AUTHORIZATION NO. 6414
EXPIRES: JUNE 30, 2022

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CA# 6414 EXPIRES 6/30/2022

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

PART OF BLOCK 7, DURLAND'S 2ND ADD. & EDDIE'S TERRACED ADD.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ALTA/NSPS LAND TITLE SURVEY

SURVEYED BY	JWS
DRAWN BY	JWS
REVIEWED BY	JWS
PROJECT NUMBER	20-874.08
DATE	09/20/2021
REVISIONS	
SHEET NUMBER	2 OF 2

PLOTTED: Tuesday, September 21, 2021 04:09PM
S:\SURVEY\RAW FILES\20--874 OCURA SURVEYS\08-DURLAND COURT ALTA\CAD\DURLAND COURT FIELD SURVEY--040120.DWG

APPENDIX D — Site Contours / Topography Map (2015 City data)

Appendix D
Site Contours / Topography Map (2015 City data)

