

OKLAHOMA CITY
URBAN RENEWAL AUTHORITY

**Request for Proposals for a Development Site
along the Oklahoma City Boulevard**

RFP Date of Release: Monday, October 1, 2018

Pre-submission Meeting Date/Location: Wednesday, October 31, 2018 at 9 a.m.

at the offices of:

Oklahoma City Urban Renewal Authority

105 N. Hudson Street, Ste. 101

Oklahoma City, OK 73102

Phone: 405-235-3771

Proposal Responses Due: Monday, April 1, 2019 at 4 p.m.

at the offices of:

Oklahoma City Urban Renewal Authority

105 N. Hudson Street, 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 submittal. RFP narrative defines submittal specifics.

Contact Person for Questions Concerning this RFP:

Cassi Poor, Senior Project Manager, cassi.poor@theallianceokc.org

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I. REDEVELOPMENT VISION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the submission of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of all or a portion of land owned by the City of Oklahoma City, depicted in Exhibits 1 and 2 below. The sites are located along the north side of the Oklahoma City Boulevard (currently under construction) between S. Robinson Ave. and S. Shields Ave. and are located in the Central Business District Urban Renewal area.

OCURA envisions an entertainment-based use that will complement arena activities and support surrounding land uses.



Exhibit 1: Site Location Map



Exhibit 2: Site Context Map

These sites represent a unique development opportunity. They are located in the central business district along the new Oklahoma City Boulevard and just south of the Chesapeake Energy Arena where the Oklahoma City Thunder NBA team plays. During 2017, the Chesapeake

Energy Arena held 77 events at the arena, 46 of which were Thunder basketball games. A new Omni Hotel is under construction across the Boulevard from the site. The Omni Hotel will feature 605 guest rooms, seven dining outlets, an expansive pool deck with event space, retail, 78,000 square feet of indoor and outdoor meeting space and a Mokara Spa. Completion of the Omni hotel is anticipated by late 2020.



Exhibit 3: Omni Hotel and OKC Streetcar



Exhibit 4: Omni Hotel

The Omni will serve as the headquarters hotel for the new [Downtown Convention Center](#), which is under construction directly to the south of the Omni and is anticipated to be complete in the summer of 2020. The new convention center will feature 200,000 sf of exhibit space, 45,000 sf of meeting space and a 30,000 sf ballroom.



Exhibit 5: MAPS 3 Downtown Convention Center

Also across the Boulevard from the subject site, a new mixed-use apartment project has been proposed, called Boulevard Place (Exhibit 6). The proposal contains a 7-story residential tower with approximately 241 units ranging from studio to three bedroom apartments. The development also contains around 11,000 square feet of retail square footage along the Boulevard. Proposed tenants include shops, restaurants, and a daycare center that would serve the daycare needs of Downtown Oklahoma City employees and residents.



Exhibit 6: Boulevard Place Proposed Development

To the southwest along Robinson Avenue, construction is well underway on the 70-acre [Scissortail Park](#). Completion of the north 40 acres of the park will occur during the summer of 2019 and will include a café, lake, amphitheater and more.



Exhibit 7: Rendering of Scissortail Park

Within a short walk from the sites are additional destinations such as the Myriad Botanical Gardens, the Oklahoma City Museum of Art, the Chickasaw Bricktown Ballpark (home of the Oklahoma City Dodgers baseball team) and Harkins Theater. Many additional attractions, restaurants and amenities are within close proximity. Within a 15 minute walk is [John Rex Charter Elementary School](#), which opened in August of 2014. The unique charter school places students in the heart of the city for daily exposure to the culturally rich amenities that are only available in downtown Oklahoma City. The [OKC Streetcar](#) system is under construction and will run within a block of the sites, providing easy access to downtown districts and their attractions. The streetcar system will be operational by the end of 2018.

The City of Oklahoma City Council has authorized OCURA to issue a request for proposals on the properties. The selected redeveloper will work with OCURA and the City to determine the optimal layout of the site and division of the property, if necessary.

Proposals to redevelop these sites should articulate plans for a high-quality development that will contribute to the continued reinvestment, economic development and revitalization of Downtown Oklahoma City and the Core to Shore area. There has been a significant amount of public investment surrounding the two sites. The development must make significant contributions to increase the density, vibrancy and sense of community to compliment that

public investment. Strong preference will be given to proposals that demonstrate high-quality design.



Exhibit 8: Oklahoma City Streetcar Route

II. LEGAL DESCRIPTION

The legal description is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on a survey. A preliminary survey of the property is attached in Exhibit 'D'. The property offered will be a portion of the following:

Lots Seventeen (17) through Thirty-two (32), Block Ten (10), as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of Plats, Page 16

And

Lots Seventeen (17) through Thirty-two (32), Block Nine (9) as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of plats, Page 16

II. REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS

This site's redevelopment vision is supported by the following Urban Renewal Authority and City of Oklahoma policy and regulatory documents:

- [Core to Shore Urban Renewal Plan](#)
- [PlanOKC](#)
- [Downtown Development Framework](#)
- [Oklahoma City Municipal Code](#)
- [Oklahoma City Online Zoning Locater](#)

In 2015, the *Downtown Development Framework* (DDF) was adopted by City Council to establish a series of Urban Design Guidelines for Downtown Oklahoma City. The DDF reflects comprehensive efforts to define a vision for downtown Oklahoma City so that public and private investment can be coordinated to create a physical environment that defines the world-class downtown envisioned by the City. The DDF includes a series of policies that guide land use, urban design, transportation and infrastructure, which together make up the urban fabric of downtown and its various sub-districts.

The DDF identifies this site as a New Special Destination parcel. This district typology includes concentrations of entertainment, arts and culture, and sporting destinations, with buildings that encompass a wide range of types, from large-scale venues and "big box" retail to historic structures and pedestrian oriented, mixed-use construction. Parking is structured or in open lots. Uses are primarily event venues, retail/dining and hospitality, with some office and housing. The typology is split into three main segments:

- (1) Lower Bricktown—a primarily automobile oriented entertainment and shopping area;

- (2) The Boathouse District—a sporting and entertainment area oriented towards the river; and
- (3) Arena/Convention Center—concentration of visitor destinations including Chesapeake Arena, the existing and future convention centers, and related hotels and supporting uses

Please consult the Downtown Development Framework guide as it establishes additional criteria for how developments should interact with the street and pedestrian zones adjacent to development.

Zoning Requirements

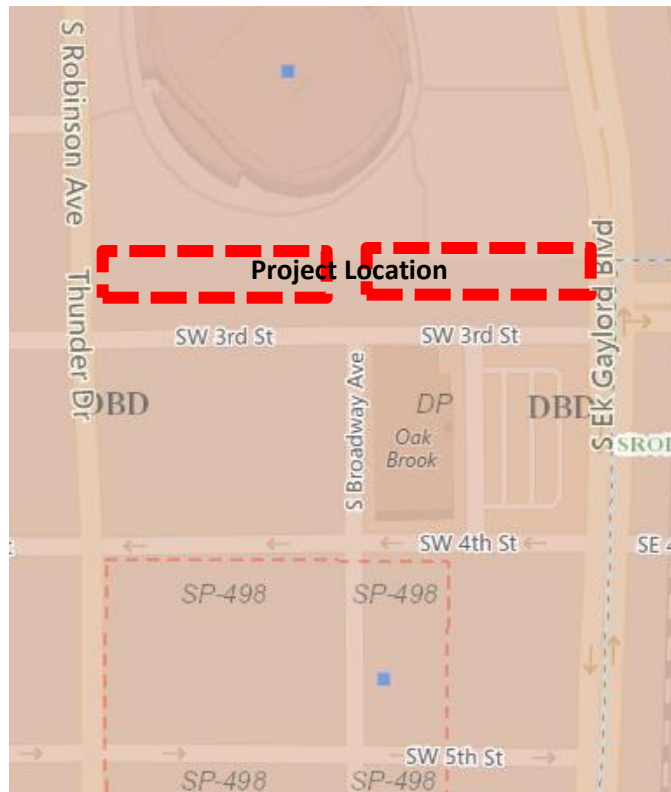


Exhibit 9: The City of Oklahoma City Zoning Requirements

The sites are located in the Downtown Business District (DBD) of the Downtown Design District and falls within a zoning overlay district, the Downtown Parking Overlay (DP), as shown on Exhibit 9. Accordingly, the project will require design review by the Downtown Design Review Committee and should represent the type of redevelopment the DBD District is intended to promote. In The City of Oklahoma City’s (the City) ordinance, the DBD is described as follows:

DBD – Downtown Business District. The DBD District is intended for the conduct of all forms of business activity, including mixed-uses in a single building, within the central area of the City. Development regulations are intended to promote the development and redevelopment of the downtown area in a manner consistent

with the unique and diverse design elements of downtown, ensure that uses are compatible with the commercial, cultural, historical and governmental significance of downtown, promote the downtown as a vital mixed-use area, create a network of pleasant public spaces and pedestrian amenities, enhance existing structures and circulation patterns, and preserve and restore historic features.

The zoning overlay district is described as follows:

DP – Downtown Parking Overlay. Subject to other applicable sections of Chapter 59, property located in the Downtown Parking Overlay District may have off-site off-street parking. Provided certain conditions located in section 59-13400.1.B of the code are met.

In addition to the zoning requirements of the City, it is the goal of OCURA to require high-quality development standards and design principles to lead as an example for future development. Proposals submitted must be conceptually consistent with all of the above policy and regulatory documents.

III. SUBMITTAL REQUIREMENTS

A. CONCEPTUAL DEVELOPMENT PLAN

The Redeveloper shall submit a Conceptual Development Plan which will include the following elements:

1. Conceptual site layout of proposed land uses, onsite pedestrian and vehicle circulation network, storage/service areas, connectivity to adjacent parcels and street system, any internal recreation areas (whether private or open to public) such as plazas, courtyards, play/open space areas and any additional site features proposed. Include schematic plans and other images that convey the proposed plan.
2. Conceptual themes for architecture, landscaping and urban design elements (benches, fencing etc.) Discuss how the development will relate to its context, both in terms of site design and adjacent architecture. Themes can be discussed in written and/or graphic illustrations. Discuss exterior architectural materials proposed. A materials board is not necessary for the submittal.

B. DESIGN OBJECTIVES

1. Development of the site must include high quality design, materials and construction. The architectural character must be attractive and meet the

character of the surrounding sites, both functionally and aesthetically, and be consistent with land use, zoning and regulatory requirements.

2. In addition to high-quality development, the project should achieve sustainability and energy efficiency goals that exceed the minimum requirements of the Building Code. The project should use environmentally-friendly and sustainable principles in project design and construction.
3. An activated ground floor that engages the sidewalk and promotes a positive pedestrian experience must be provided. This could be through retail, restaurants or other commercial space. Priority should be given to the hard corners. Pedestrian and bicycle amenities are important and should be incorporated into the project.
4. Parking for the development, if any, should be placed on the site in a way so as not to detract from the development.

C. MARKET FEASIBILITY OF CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a narrative of two pages or less outlining the market feasibility of the proposed conceptual plan.

D. REDEVELOPER QUALIFICATIONS AND FINANCIAL ABILITY TO EXECUTE A MASTER PLAN

Qualifications of Redevelopment Team

1. List all redevelopment team members, including consultants, and their qualifications to undertake the project.
2. List all projects, completed and/or in progress, by the Redeveloper within the past 10 years. Highlight those most similar to the conceptual development plan proposed, if any, and describe your ability to implement the project. Describe any other experience that involved development utilizing tax increment financing, public partnerships or that have a similar community impact. Discuss which projects, if any, involved a public/private partnership with an entity such as an urban renewal agency, local government etc.

Financial Ability to Execute the Proposed Development Plan

In order to assist OCURA in reviewing the financial capability of the Redeveloper, information will be requested in two tiers. **The initial tier must be submitted with the RFP response;** the second tier will be requested if the respondent is selected by OCURA as the Conditional Redeveloper (defined in Section K of this RFP).

Tier 1 Submittal Requirements

1. Describe your ability and experience in financing a project of this scale
2. Execution of the financial and credit check forms under Exhibit A of this RFP.
3. A summary project pro forma. Return an electronic copy of the completed pro forma workbook with your proposal. The pro forma should provide an indication of project financing requirements, gaps and financial feasibility.
 - The purchase price for the property must be fair market value. The purchase price terms proposed by the prospective Redeveloper should take into consideration the real estate market in the area, the proposed uses permitted, and the intended use proposed by the Redeveloper. The proposed purchase price for the redevelopment site must be included in the pro forma. A determination of actual purchase price will be made by an independent appraiser selected by OCURA who will be instructed to take into account the same factors in order to arrive at a “fair value” for the property, to determine the final sales price.
 - OCURA will consider proposals which include requests for public tax increment financing (“TIF”) assistance provided that the need and appropriateness is demonstrated by financial and market circumstances. The availability of TIF assistance is solely at the discretion of The City of Oklahoma City and not OCURA.

Tier 2 Submittal Requirements if selected as a Conditional Redeveloper (defined on under Section K of this RFP)

- a. If selected as Conditional Redeveloper, OCURA will request detailed documentation of financing commitments. Debt and equity sources must be outlined with their use and timing in the project’s redevelopment cycle.
- b. Redeveloper’s financials of the principal or parent company. In the absence of such financials, the tax returns of the principal respondents to this RFP will be requested.

E. TIMEFRAME TO COMPLETE

Include the proposed timeframe to complete the project if chosen as the Redeveloper.

F. GOOD FAITH DEPOSIT

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. Alternatively, a letter of credit acceptable to OCURA in the amount of \$25,000.00 may also be provided. 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

or when a Conditional Redeveloper is chosen, 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 redevelopment agreement.

G. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Development Plan with required elements as outlined above
2. Market Feasibility Narrative
3. Redeveloper Team Qualification Narrative
4. Financial Information-Tier 1 as outlined above
5. Timeframe to Complete Narrative
6. Executed Forms 1-4 in Exhibit A of this RFP
7. \$25,000 Good Faith Deposit
8. Five (5) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format.
9. One (1) electronic copy of the completed pro forma workbook with your proposal (Excel Document)

RFP responses must be received at the time and date indicated on the cover sheet to be considered.

H. REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE

After receipt of proposals, the submissions will be reviewed for completeness by OCURA staff.

The next phase of the selection process will consist of review and evaluation of the redevelopment proposals based upon, but not, limited to the following criteria:

1. Responsiveness of the proposed conceptual development plan to meet the goals and objectives of Section II Redevelopment Policies and Regulatory Documents.
2. Review of the market feasibility narrative and its documentation that the project is feasible and likely to succeed.
3. Review of Redeveloper team qualifications and their relevance to the proposed project and demonstrated expertise in completing projects similar to the one proposed.
4. Ability to achieve the design objectives identified in Section III.B. and appropriate building density, massing, form, design vernacular, external appearance of the structure, parking solution, etc.
5. Adequacy of the draft pro forma and appropriateness of any financial assistance requested.
6. Evidence of financial capacity to carry out this project based on the Tier 1 information submitted with the RFP response.

7. Review of other Tier 1 financial submittals and their ability to demonstrate sound financial and moral character.
8. Ability of Redeveloper to initiate the redevelopment process (land use entitlements, financing commitments etc.) within 180 days after execution of the redevelopment agreement and to complete the project in a timeline satisfactory to the Board of Commissioners.
9. Execution of Forms 1-4 in Exhibit A to the satisfaction of OCURA.
10. Ability to meet the anticipated timeline: (These dates don't make sense)

RFP Release	Monday, October 1, 2018
Pre-submission Meeting	Wednesday, October 31, 2018 at 9am
RFP Response Due Date	Monday, April 1, 2019 at 4pm
Staff and Authority Review Period	Two-Three Weeks*
Designation of Conditional Redeveloper	May 2019 Board Meeting*
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper*

*Estimated timeframes and are 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.

I. 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.

In the event 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 Redevelopers 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.

J. OCURA’S RIGHT

This invitation for proposals shall not create any legal obligations for OCURA to enter into a contract for redevelopment except on terms and conditions it deems in its discretion to be satisfactory and desirable. 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.

K. 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(s) designation will confer no legal rights upon the prospective Redeveloper(s) other than the opportunity to negotiate terms of a redevelopment agreement with OCURA. A Conditional Redeveloper designation may be terminated at any time by OCURA.

L. PREPERATION 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. 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 will is one of the criteria involved in making the selection.

END OF RFP NARRATIVE

EXHIBITS A-C FOLLOW

EXHIBIT A

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

**RFP PROPOSAL FORMS 1-4 TO BE EXECUTED FOR
RFP SUBMITTAL**

**PLEASE SUBMIT THE 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

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 for which the Redeveloper proposes to enter into a contract for or understanding with respect to the purchase or lease of property rights from the Oklahoma City Urban Renewal Authority in The City of Oklahoma City, State of Oklahoma is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on surveys and described as follows:

Lots Seventeen (17) through Thirty-two (32), Block Ten (10), as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of Plats, Page 16

And

Lots Seventeen (17) through Thirty-two (32), Block Nine (9) as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of plats, Page 16

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

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6. Name, address, nature and interest 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

Signature

Title

Title

Address 1

Address 1

Address 2

Address 2

Telephone/Fax

Telephone/Fax

Email

Email

Date

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: 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

FORM 4C: 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

EXHIBIT B

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

Resolution Authorizing Invitation for Redevelopment Proposals

Invitation for Redevelopment Proposals – Public Notice

RESOLUTION NO. 5850

RESOLUTION AUTHORIZING, UPON REQUEST OF THE CITY OF OKLAHOMA CITY, AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF CERTAIN PROPERTY BORDERED BY THE CHESAPEAKE ARENA, OKLAHOMA CITY BOULEVARD, ROBINSON AVENUE, AND SHIELDS BOULEVARD, CENTRAL BUSINESS DISTRICT URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Central Business District Urban Renewal Plan (as amended, “Urban Renewal 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.* (“Act”); and

WHEREAS, the State of Oklahoma through the Oklahoma Department of Transportation (“ODOT”), currently owns property bordered by the Chesapeake Arena, Oklahoma City Boulevard, Robinson Avenue, and Shields Boulevard, as depicted on the attached Exhibit A, which lies within the boundaries of the Urban Renewal Plan (“Property”); and

WHEREAS, in May of 2017, the City, ODOT, and the Oklahoma City Public Property Authority (“OCPPA”) entered in to the Amended Project, Right-of Way, Public Utility, Encroachment, and Maintenance Agreement for the I-40 Crosstown Expressway (“the Amended Project Agreement”); and

WHEREAS, the Amended Project Agreement provides for ODOT’s conveyance of the Property to the City; and

WHEREAS, the City is authorized to convey the Property to the Authority pursuant to 11 O.S. §38-109 of the Act; and

WHEREAS, the City may request that the Authority issue an invitation for proposals for the redevelopment of the Property, in order to maximize the timing and momentum of development occurring immediately south of the Property with the construction of the Convention Center, Omni Convention Center Hotel, and Scissortail Park; and

WHEREAS, so that the Authority is ready to perform should the City request it, it is timely and appropriate to authorize an invitation for proposals for the redevelopment of the Property in accordance with the Urban Renewal Plan and the revitalization objectives of the City; and


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

1. The Authority and its Executive Director are hereby authorized to assist the City in carrying out certain activities related to the redevelopment of the Property, including but not limited to the following:

- a. Consult with the City Manager or his designee for the formation of a selection committee to review redevelopment proposals.
 - b. Designate a representative of the Authority to serve on such selection committee.
 - c. Negotiate and execute a transfer agreement providing for the conveyance of the Property from the City to the Authority.
 - d. Implement the conveyance of the Property from the City to the Authority.
2. Should the City request the Authority to issue an invitation for proposals for the redevelopment of the Property, such invitation is hereby authorized, and a public notice of invitation for proposals may be published.
 3. The Executive Director, Authority staff, and legal counsel are authorized to prepare appropriate documents for inviting and submitting development proposals and, upon the City's request, are directed to proceed with the issuance of the public invitation for redevelopment proposals in a timely manner.
 4. All proposals shall be evaluated, and if acceptable, the Board of Commissioners may designate a redeveloper or redevelopers. The conditional redeveloper(s) designation shall be based on the determination of the proposal or proposals deemed to be most acceptable to the Authority.
 5. The evaluation of redevelopment proposals shall be based on the principal criteria of:
 - a. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
 - b. Qualifications and experience of the redevelopment team to complete the redevelopment.
 - c. Market feasibility and likelihood of the proposal to succeed.
 - d. Design objectives for the creation of an urban neighborhood, including the relationship of the development to Chesapeake Arena, the Convention Center, the Omni Convention Center Hotel, and Scissortail Park.
 - e. Development guidelines, including building density, massing, form, design vernacular, external appearance of structure, screening of service elements, parking solutions, and site security elements.
 - 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 will enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper designation, or, if more than one, with each such prospective redeveloper receiving a conditional 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 invitation for redevelopment proposals shall not create any legal obligations for the Authority to enter into a contract 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, officers and staff for 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, including the authorizations and requests for assistance made by the City related to the redevelopment of the Property.

I, Mary Melon, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify the foregoing Resolution No. 5850 was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma, on the **19th** day of **September, 2018**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of those Commissioners present.

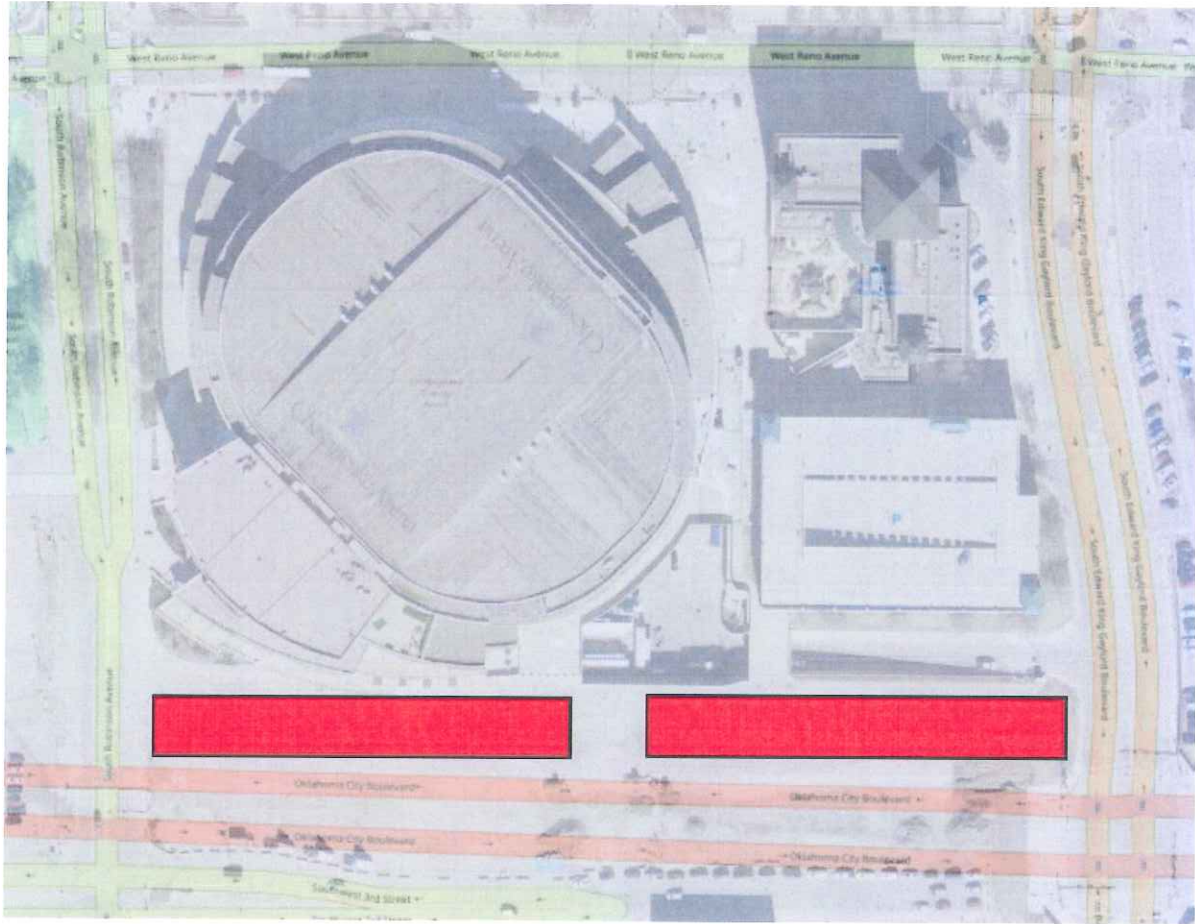


 Secretary

	AYE	NAY
J. LARRY NICHOLS	✓	
MARK BEFFORT	✓	
RUSSELL M. PERRY	✓	
MARY MELON	✓	
JAMES R. TOLBERT, III	✓	

Exhibit A

Depiction of the Property



INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the submission of formal written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of tracts of land bordered by the Chesapeake Arena, Oklahoma City Boulevard, Robinson Avenue, and Shields Boulevard. The Properties offered by OCURA are located in the Central Business District Urban Renewal Area in Oklahoma City. OCURA envisions an entertainment-based use that will complement arena activities and support surrounding land uses.

The legal descriptions, subject to adjustment as to exact boundaries, dimensions, interests and final determination based on surveys, are:

Lots Seventeen (17) through Thirty-two (32), Block Ten (10), as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of Plats, Page 16,

And;

Lots Seventeen (17) through Thirty-two (32), Block Nine (9), as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of plats, Page 16.

A pre-submission meeting will take place on **Wednesday, October 31, 2018** at **9:00 a.m.** in OCURA’s offices, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not mandatory.

The selection process will be initiated by the submission of proposals to OCURA in accordance with these instructions. Prior to the day and time for receipt of proposals, OCURA will provide all prospective Redevelopers with available information, background material, and advice in order to encourage the preparation of proposals which most fully reflect the objectives of OCURA.

All formal written proposals for the purchase and redevelopment of the sites being offered for sale must be received at the offices of OCURA, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, by **4:00 p.m.** on **Monday, April 1, 2019**. Any Proposals received after this time will be returned unopened to the prospective developer. Proposals will be publicly opened and read aloud by OCURA at **4:00 p.m.** on **Monday, April 1, 2019**, in the conference room at the offices of OCURA. All Proposals properly submitted will be available for public review.

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

1. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, the Downtown Development Framework, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code. Proposals involving rezoning of the Property may be permitted.

2. Market feasibility and likelihood of the proposal to succeed
3. Redeveloper team qualifications relevant to the proposal and demonstrated experience in completing similar projects.
4. Ability to achieve design objectives identified in the RFP
5. Adequacy of the pro forma for the proposal and appropriateness of any requested financial assistance
6. Sufficient evidence of financial capacity to carry out the proposal
7. Capability of the redevelopment team to initiate and complete the redevelopment process within a timeline satisfactory to the Board of Commissioners.

One or more tentative Redeveloper designations may be made based on a determination of the proposal or proposals deemed most acceptable to OCURA. OCURA may enter into direct negotiations with the Redeveloper(s) tentatively designated, 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 Cassi Poor at (405) 235-3771 or email cassi.poor@theallianceokc.org. The RFP may be obtained at <http://ocura-ok.org/rfps> or hard copies may be obtained from OCURA for a non-refundable fee of Thirty Dollars (\$30.00).

This invitation for development proposals shall not create any legal obligation for OCURA to enter into a contract for development except on terms and conditions it deems in its discretion to be satisfactory and desirable and the right is reserved to reject any and all proposals.

Published in the Journal Record on Monday, October 1, 2018.

EXHIBIT C

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

Open Records Act and Confidentiality Requirements

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 envelop and marked as confidential financial information.

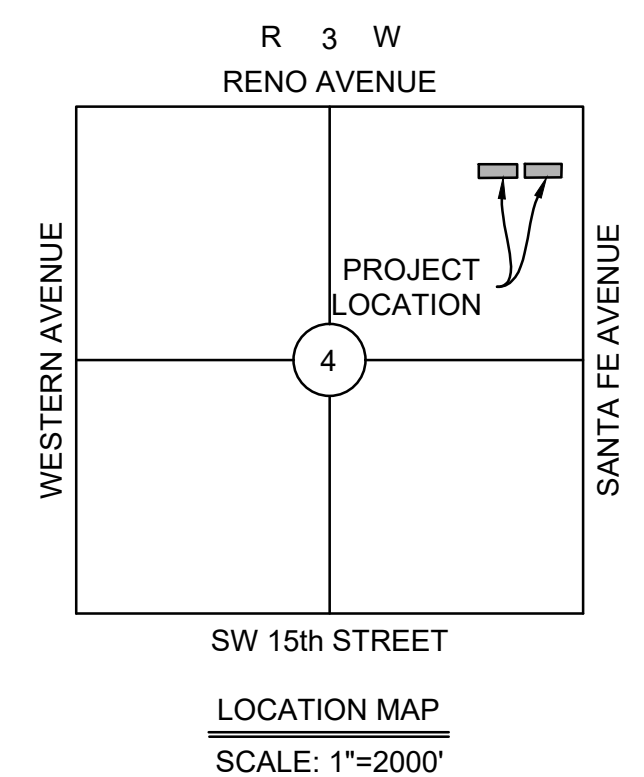
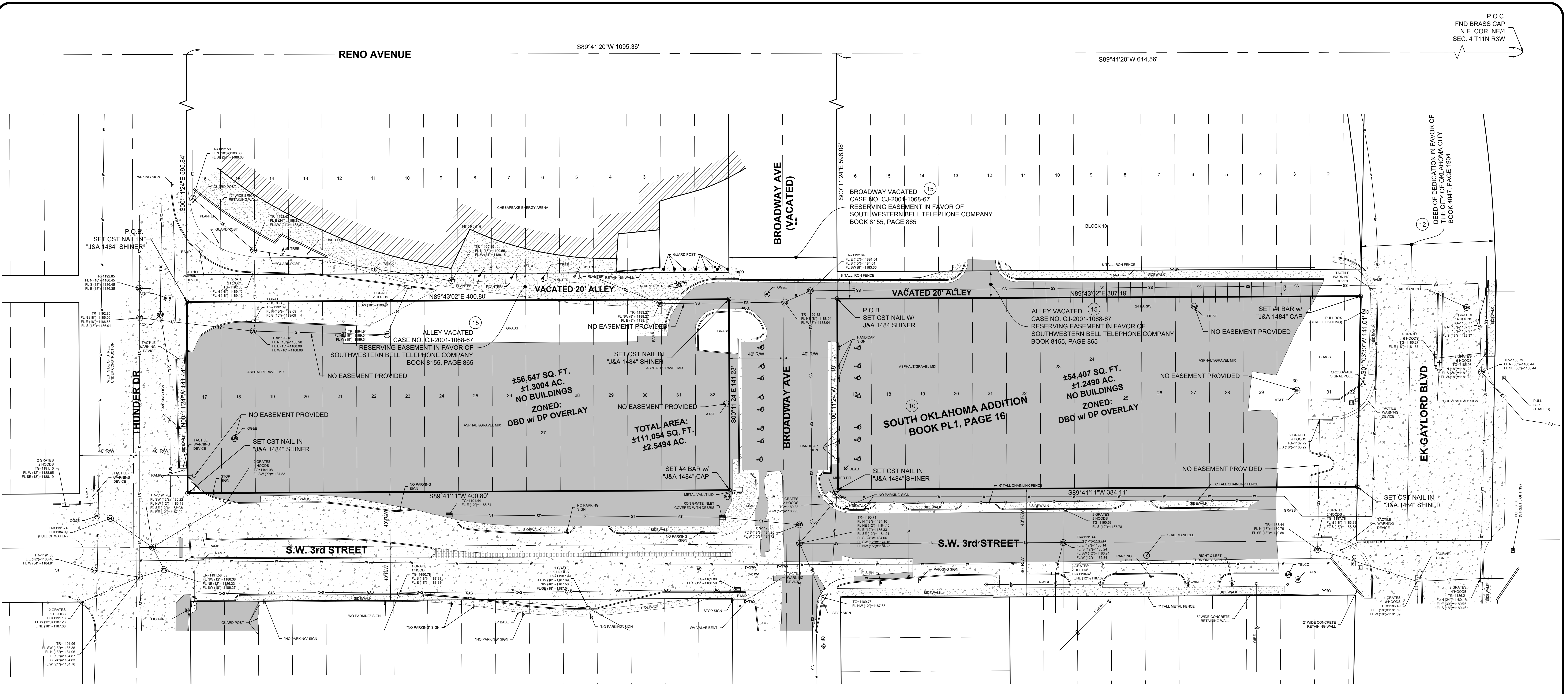
Should an Open Records request be presented to OCURA requesting information the Proposer has identified as “Confidential”, the Proposer will be informed and the Proposer will be responsible for defending its position in the District Court, if needed.

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.

EXHIBIT D

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

Preliminary Survey



***** NOTE *****
 THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY 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.

Survey Legend			
⊕ BENCHMARK	⊕ VENT PIPE	⊕ BORE HOLE	⊕ RAILROAD TRACKS
⊕ CONTROL POINT	⊕ MONITORING WELL	⊕ ROUND POST	⊕ EXISTING CONTOUR
⊕ FOUND MONUMENT	⊕ POWER POLE	⊕ SQUARE POST	⊕ BRUSH LINE
⊕ SET MONUMENT	⊕ GUY WIRE	⊕ EVERGREEN TREE	⊕ ASPHALT PAVING
⊕ FIRE HYDRANT	⊕ LIGHT POLE	⊕ DECIDUOUS TREE	⊕ CONCRETE PAVING
⊕ AUTOSPRINKLER	⊕ GROUND LIGHT	⊕ BUSH	⊕ FLOWLINE
⊕ HOSE BIB/SPIGOT	⊕ ELECTRIC BOX	⊕ GATE	⊕ TOP OF GRATE
⊕ WATER METER	⊕ ELECTRIC METER	⊕ HANDICAP	⊕ TOP OF RIM
⊕ WATER VALVE	⊕ ELECTRIC MANHOLE	⊕ TRAFFIC SIGNAL POLE	⊕ FINISH FLOOR
⊕ WATER WELL	⊕ ELECTRIC BREAKER	⊕ STOCKADE FENCE	⊕ CORRUGATED METAL PIPE
⊕ SPRINKLER HEAD	⊕ ELECTRIC OUTLET	⊕ CHAINLINK FENCE	⊕ REINFORCED CONC. PIPE
⊕ SPRINKLER VALVE	⊕ PULL BOX	⊕ BARBED WIRE FENCE	⊕ REINFORCED CONC. BOX
⊕ SANITARY MANHOLE	⊕ TELEPHONE BOX	⊕ WATERLINE	⊕ TOP OF CURB
⊕ CLEANOUT	⊕ TELEPHONE MANHOLE	⊕ STORM SEWER	⊕ CURB GUTTER
⊕ STORM MANHOLE	⊕ CABLE MANHOLE	⊕ SANITARY SEWER	⊕ BUILDING LINE
⊕ STORM GRATE	⊕ MANHOLE	⊕ GAS LINE	⊕ UTILITY EASEMENT
⊕ CURB INLET	⊕ UTILITY BOX	⊕ UNDERGROUND TELEPHONE	⊕ RIGHT-OF-WAY
⊕ FIELD INLET	⊕ MAILBOX	⊕ UNDERGROUND POWER	⊕ RECORD
⊕ GAS METER	⊕ SIGN	⊕ UNDERGROUND CABLE	⊕ MEASURED
⊕ NO GAS METER	⊕ AIR CONDITIONER	⊕ OVERHEAD CABLE	⊕ CORRESPONDING NOTE
⊕ GAS VALVE	⊕ ROOF DRAIN		

Certificate of Survey
 I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify to:
 Oklahoma City Urban Renewal Authority;
 State of Oklahoma, acting by and through the Department of Highways of the State of Oklahoma;
 Stewart Title of Oklahoma, Inc.
STEWART TITLE GUARANTY COMPANY
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a), 8, 9, 10, and 11 of Table A hereof. The field work was completed on August 28, 2017.
 Date of Plat or Map: August 28, 2017

 Robert R. Hume, P.L.S.
 Registration No. 1531
JOHNSON & ASSOCIATES, INC.
 Certificate of Authorization No. 1484
Surveyor's Note:
 The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon 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.
 A Call OKIE request has been submitted for the site (Ticket No. 17082510091189). The flagged utilities have been located and are shown on the survey.
 No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0285H Map with an effective date of December 18, 2009.
 The subject tract is currently zoned DBD (Downtown Business District) with Downtown Parking (DP) Overlay.
 Source: the City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov, Phone 405-297-2623 for more information about Building Height, setback and parking restrictions for this zoning.
 There are no regular and 15 handicap parking spaces on this tract. Striping is faded or nonexistent and an accurate parking count was not possible.
 The subject tract has access to Thunder Drive (AKA Robinson Avenue) (a public street), Southwest 3rd Street (a public street), and South Ek Gaylord (a public street).
 Basis of Bearing: Grid North as established by state plane datum (City of Oklahoma City GPS Datum, Oklahoma State Plane North Zone, NAD83)
 Address: None provided
 Tax ID: None provided

Legal Description:
 Lots Seventeen (17) through Thirty-two (32), Block Ten (10), as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of Plats, Page 16, being more particularly described as follows:
 A tract of land being a part of the Northeast Quarter (NE4) of Section Four (4), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, described as follows:
 COMMENCING at the Northeast (NE) Corner of the said Northeast Quarter (NE4);
 THENCE South 89°41'20" West, along with the North line of said Northeast Quarter (NE4), a distance of 614.56 feet to the extended West line of said Block Ten (10);
 THENCE South 00°11'24" East, along with the extended West line of said Lot Ten (10), a distance of 596.08 feet to the Northwest (NW) Corner of said Lot Seventeen (17), said point being the POINT OF BEGINNING;
 THENCE North 89°43'02" East, along with the North line of said Lots Seventeen (17) through Thirty-two (32), a distance of 387.19 feet to the Northeast (NE) Corner of said Lot Thirty-two (32);
 THENCE South 01°03'30" West, along with the East line of said Lot Thirty-two (32), a distance of 141.01 feet to the Southeast (SE) Corner of said Lot Thirty-two (32);
 THENCE South 89°41'11" West, along with the South line of said Lots Thirty-two (32) through Seventeen (17), a distance of 384.11 feet to the Southwest (SW) Corner of said Lot Seventeen (17);
 THENCE North 00°11'24" West, along with the West line of said Lot Seventeen (17), a distance of 141.18 feet to the POINT OF BEGINNING.
 AND
 Lots Seventeen (17) through Thirty-two (32), Block Nine (9) as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of plats, Page 16, being more particularly described as follows:
 A tract of land being a part of the Northeast Quarter (NE4) of Section Four (4), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, described as follows:
 COMMENCING at the Northeast (NE) Corner of the said Northeast Quarter (NE4);
 THENCE South 89°41'20" West, along with the North line of said Northeast Quarter (NE4), a distance of 1095.36 feet to the extended West line of said Block Nine (9);
 THENCE South 00°11'24" East, along with the extended West line of said Block Nine (9), a distance of 595.84 feet to the Northwest (NW) Corner of said Lot Seventeen (17), said point being the POINT OF BEGINNING;
 THENCE North 89°43'02" East, along with the North line of said Lots Seventeen (17) through Thirty-two (32), a distance of 400.80 feet to the Northeast (NE) Corner of said Lot Thirty-two (32);
 THENCE South 00°11'24" East, along with the East line of said Lot Thirty-two (32), a distance of 141.23 feet to the Southeast (SE) Corner of said Lot Thirty-two (32);
 THENCE South 89°41'11" West, along with the South line of said Lots Thirty-two (32) through Seventeen (17), a distance of 400.80 feet to the Southwest (SW) Corner of said Lot Seventeen (17);
 THENCE North 00°11'24" West, along with the West line of said Lot Seventeen (17), a distance of 141.44 feet to the POINT OF BEGINNING.

The following items refer to Schedule B - Part II of the STEWART TITLE GUARANTY COMPANY Title Commitment No. 01043-55606, dated August 15, 2017 at 7:30 AM:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
9	Title 43 U.S.C § 1095	Statutory Section Line Road Easements in favor of the State of Oklahoma	No	No	
10	Book 1 of Plats, Page 17	Plat of South Oklahoma Addition	Yes	Yes	A
11	Book 2861, Page 268	Rights and interests reserved to Oklahoma Gas and Electric Company in Warranty Deed	Yes	No	B
12	Book 4047, Page 1904	Deed of Dedication in favor of the City of Oklahoma City	No	Yes	C
13	Book 5284, Page 988	Terms, conditions and provisions contained in the urban renewal plan for Project No. Okla. R-30, also known as the Central Business District No. 1-A Urban Renewal Plan, and Resolution of the City of Oklahoma City approving said Plan, evidenced of record by Certificate by the Oklahoma City Urban Renewal Authority	Yes	No	
14	Book 5697, Page 773	Easement Grant in favor of US Sprint Communications Company	No	No	
15	Book 8155, Page 865	Decree Foreclosing the Right of Reopen Portions of Southwest 2nd Street and South Broadway and All of the Platted Alleys in Block 1, 2, 9 and 10 South Oklahoma Addition, within the City of Oklahoma City, Oklahoma County, Oklahoma, entered in District Court of Oklahoma County Case No. CJ-2001-1068-67	Yes	Yes	A
16	Book 11895, Page 295	Ordinance No. 24,332 of the City of Oklahoma City	Yes	No	
17	Book 12179, Page 1020	Quitclaim Deed in favor of Union Pacific Railroad Company	No	No	
18	Book 10993, Page 1796	Notice of Supplemental Final Order and Judgment	No	No	
19	Book 11895, Page 220	Ordinance No. 24,213 of the City of Oklahoma City	Yes	No	
20	Book 13037, Page 1193	Journal Entry of Judgment entered in District Court of Oklahoma County Case No. CJ-2015-388	No	No	
21	Book 13340, Page 227	Journal Entry of Judgment entered in District Court of Oklahoma County Case No. CJ-2015-6212	No	No	
Note					
A	Affects as shown on survey				
B	OG&E reserved the fee title to all streets and alleys abutting and adjoining Lots 17-26 Block 10 on to the dedicated easements therein and thereon for street and alley purposes. OG&E reserved the right, privilege and authority to retain the exclusive use, possession and control of Lots 17-26 Block 10 for a term of 6 months without any charge or payment therefore. OG&E reserved the title, ownership and right to remove portions of buildings, fences, fixtures and other improvements located on Lots 17-26 Block 10. OG&E reserved an irrevocable license and right to construct, reconstruct, operate, maintain and exclusively use 2 driveways 50' wide extending over and across Lots 17-26 Block 10 at locations mutually agreed upon.				
C	Abuts Block 10 on the East				

OCURA: BOULEVARD EXCESS RIGHT-OF-WAY PARCELS 17 & 18
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
 ALTA/NSPS LAND TITLE SURVEY
 Proj. No.: 2895.018
 Date: 08-25-17
 Scale: 1"=30'
 Surveyed by: SS/JAX
 Drawn by: WJM
 Approved by: SH
 SHEET NUMBER
1 of 1

NO.	REVISIONS	DESCRIPTION	DATE

Johnson & Associates, Inc.
 1000 N. Lincoln Blvd., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8075
 Certificate of Authorization No. 1484, Exp. Date: 08-30-2019
 ENGINEERS • SURVEYORS • PLANNERS

P.O.C.
 FND BRASS CAP
 N.E. COR. NE/4
 SEC. 4 T11N R3W

End of Exhibits