



Office of Community of Development
**NOTICE OF A MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, July 9, 2024, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, consideration and possible action to approve the minutes from the April 9, 2024, Meeting
- b. Approval of Appointment of Mike Mosley as the Chairman of the Planning Commission
- c. Public Hearing to discuss and consider the Oversize Building at 116 Mockingbird Lane
- d. Discussion, consideration and possible action to approve the Oversize Building at 116 Mockingbird Lane.
- e. Public Hearing to discuss and consider the Special Use Permit at 607 W Wisconsin
- f. Discussion, consideration and possible action to approve the Special Use Permit at 607 W Wisconsin
- g. Presentation relating to the proposed Gateway to Chickasha Economic Development Project Plan.
- h. Consideration and appropriate action relating to a Resolution recommending that the City of Chickasha, Oklahoma, through its City Council create two tax increment districts and approve the Gateway to Chickasha Economic Development Project Plan

3 Motion to Adjourn.

Rachel Bernish, Community Development Director

CHICKASHA

Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, consideration and possible action to approve the minutes from the April 9, 2024, Meeting

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
July 9, 2024

V. ATTACHMENTS:

1. April 9 2024 Min

**NOTICE OF MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

PLANNING COMMISSION MEETING

April 9, 2024

1. Call meeting to order: 4:02pm

Roll Call: Mike Mosley, Brooklyn White, John Grote, Nita Ladd, And James Schoppa.

Present: Mike Mosley, Brooklyn White, John Grote, Nita Ladd

Absent: James Schoppa

Staff Present: Danielle Charles, Permit Technician, Darren Martin, Chief Building Official, Jessica Green, Senior Code Enforcement Officer, and Shae Mortimer

Citizens: Gary Noland, & Jerod Wilkins

2. Meeting Items:

- a. Discussion, Consideration and Possible action to approve the minutes from the March 12, 2024 meeting and the minutes from the Special March 26, 2024 meeting.**

***Motion by: Mosley and second by White to approve minutes from the March 12, 2024 meeting and the minutes from the Special March 26, 2024 meeting.**

Roll Call: Mike Mosley, Brooklyn White, John Grote, Nita Ladd, And James Schoppa.

Ayes: Mike Mosley, Brooklyn White, John Grote, Nita Ladd

Nays: James Schoppa

Abstain:

b. Public hearing to discuss and consider the Preliminary and Final plat for the West side of 12th Street Addition Phase 2

- **Public Hearing Opened: 4:03pm**
- **Public Hearing Closed: 4:05pm**

c. Discussion, Consideration and Possible action to approve the Preliminary and Final plat for the West Side of 12th Street Addition for applicant Elliott Cousins LLC.

***Motion by: Mosley and second by White to approve**

Roll Call: Mike Mosley, Brooklyn White, John Grote, Nita Ladd, And James Schoppa..

Ayes: Mike Mosley, Brooklyn White, John Grote, Nita Ladd

Nays: James Schoppa

Abstain:

3. Motion to adjourn meeting:

***Motion: Grote and seconded by Ladd to adjourn meeting.**

Roll Call: Mike Mosley, Brooklyn White, John Grote, Nita Ladd, And James Schoppa.

Ayes: Mike Mosley, Brooklyn White, John Grote, Nita Ladd

Nays: James Schoppa

Abstain:

CHICKASHA

Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Approval of Appointment of Mike Mosley as the Chairman of the Planning Commission

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
July 9, 2024

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Public Hearing to discuss and consider the Oversize Building at 116 Mockingbird Lane

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: July 9, 2024	(From)		

V. ATTACHMENTS:

1. 116 Mockingbird Ln



NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR AN OVERSIZED BUILDING

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, July 9th, 2024, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Calvin LaFever requesting an oversized building exception for an over-height and oversized exception.

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted an exception for an oversized, over-height building to be built on a parcel of land located at 116 Mockingbird Lane Chickasha, Ok 73018. The proposed building is going to be a Shop Building for personal use. The Proposed Building is approximately 1,500 SQFT and has a height of 16' walls 20' peak. The building will be built in compliance with all other City Codes.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

Sincerely,

Rachel Bernish,
Assistant City Manager

5/23/2024

Grady County Assessor

Page 3 of 3

C700-00-001-001-0-000-00	32-07-07-31950	ALL LOTS 1 THRU 5	BLK
BROWN, DONNELL & JOAN REV TR	1	TODD EST ADDN	SEE FILE
2427 W. GEORGIA AVE			
CHICKASHA	OK	73018-0000	
School: 9001 CHICK CITY - 1 CHICKASHA			
Acres	Book-Page	Situs	
0	5451	2427W GEORGIA	
C190-00-001-005-0-000-00	32-07-07-00500	ALL LOT 5	BLK 1
PHILLIPS, THOMAS LEE & RHONDA LEA	COUNTRY VILLAGE		
108 TODD ESTATES DR			
CHICKASHA	OK	73018-0000	
School: 9001 CHICK CITY - 1 CHICKASHA			
Acres	Book-Page	Situs	
0	5451	108 TODD ESTATES	
C700-00-003-001-0-000-00	32-07-07-32850	ALL LOTS 1 THRU 6	
MCCAUGHTRY, MICHAEL M. & JANE SUSAN MCCAUGHTRY TRUST	BLK 3	TODD EST ADDN	
114 MOCKINGBIRD LANE			
CHICKASHA	OK	73018-0000	
School: 9001 CHICK CITY - 1 CHICKASHA			
Acres	Book-Page	Situs	
0	5029	0	
C700-00-004-012-0-000-00	LOT 12	BLOCK 4	TODD'S
PHILLIPS, PATRICK G. & AMANDA	ESTATES		
2144 COUNTY STREET 2820			
CHICKASHA	OK	73018	
School: 9001 CHICK CITY - 1 CHICKASHA			
Acres	Book-Page	Situs	
0	3935	0	
C700-00-004-009-0-000-00	32-07-07 A TRACT IN LOT 9 BEG AT THE SE/C OF LOT 9,		
LAFEVER, CALVIN L. JR & DENA	TH N 173.4', TH W 5', TH S 01 39'06"E 173.47' TO POB		
116 MOCKINGBIRD LANE			
CHICKASHA	OK	73018	
School: 9001 CHICK CITY - 1 CHICKASHA			
Acres	Book-Page	Situs	
0	4421	0	

5/23/2024Grady County Assessor				Page 1 of 3
C190-00-002-002-0-000-00		32-07-07	ALL LOT 2	BLK 2
PHILLIPS, PATRICK G & AMANDA NN		COUNTRY VILLAGE		
2144 COUNTRY STREET 2820				
CHICKASHA	OK 73018-0	School: 9001 CHICK CITY - 1 CHICKASHA		
		Acres	Book-Page	Situs
		0	4663	2511 BOBWHITE
C275-00-007-000-0-006-00		32-07-07-36500	TR IN BLK 7 1ST NAT'L BANK	
BROWNEN, JERRY & PATSY J. REV		SUB-DIV PT OF SW/4 SEC 32-7-7, BEG NW/C BLK 7 TH S		
LIVING TRUST		252' E 365.5' N 252' W 365.5' TO BG & B EG 365.5' E OF		
1509 S. 29TH ST		NW/C BLK		
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA		
		Acres	Book-Page	Situs
		2.12	5042	1509S 29TH
C190-00-002-003-0-000-00		32-07-07-00650	ALL LOT 3	BLK 2
SUTTERFIELD, MICHAEL DEE & DE		COUNTRY VILLAGE		
ORA ANN				
1609 TODD ESTATES				
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA		
		Acres	Book-Page	Situs
		0	4456	1609 TODD ESTATES
C700-00-004-007-0-000-00		32-07-07-33450	ALL LOT 7	BLK 4
MURILLO, CHRISTIAN A. & BAILE		TODD EST ADDN		
B. MURILLO				
112 MOCKINGBIRD LANE				
CHICKASHA	OK 73018-	School: 9001 CHICK CITY - 1 CHICKASHA		
		Acres	Book-Page	Situs
		0	6171	112 MOCKINGBIRD
C108-00-000-00B-0-000-00		32-07-07	ALL LOT B	C & C
MERCHANT, DAMON R. & LACY		ESTATES		
1513 S. 29TH ST				
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA		
		Acres	Book-Page	Situs
		2.9	5748	1513S 29TH
C275-00-008-000-0-001-00		32-07-07-36750	N OF BLK 8 1ST NAT'L BANK	
SEHON, JOAN LIVING TRUST		SUB-DIV		
1505 W COUNTRY CLUB ROAD				
CHICKASHA	OK 73018-	School: 9001 CHICK CITY - 1 CHICKASHA		
		Acres	Book-Page	Situs
		5	4357	1601S 29TH

5/23/2024				Grady County Assessor				Page 2 of 3			
C700-00-001-006-0-000-00				32-07-07 LOTS 6 & 7 & 8 & 9				BLK 1 TODD EST ADDN			
WOOD, THOMAS J. & JENNIFER A.											
124 MOCKINGBIRD LANE											
CHICKASHA				School: 9001 CHICK CITY - 1 CHICKASHA							
OK		73018-0000		Acres		Book-Page		Situs		124 MOCKINGBIRD	
				0		5981					
C700-00-004-005-0-000-00				32-07-07-33400				ALL LOT 5 & 6			
CAMP, JIM B. & STACY L.				TODD EST ADDN							
110 MOCKINGBIRD LANE											
CHICKASHA				School: 9001 CHICK CITY - 1 CHICKASHA							
OK		73018-0		Acres		Book-Page		Situs		110 MOCKINGBIRD	
				0		4424					
C700-00-004-008-0-000-00				32-07-07-33500				ALL LOTS 8-9 & S/2 OF DOVE			
MCCAUGHTRY, MICHAEL M. & JANE				LANE BLK 4				TODD EST ADDN LESS-A TRACT IN			
SUSAN TRUST				LOT 9 BEG AT THE SEC OF LOT 9, TH N 1 73.4', TH W 5',							
114 MOCKINGBIRD LANE				TH S 01							
CHICKASHA				School: 9001 CHICK CITY - 1 CHICKASHA							
OK		73018-0000		Acres		Book-Page		Situs		114 MOCKINGBIRD	
				0		5029					
C700-00-004-010-0-000-00				32-07-07-33550				ALL LOTS 10 & 11			
LAFEVER, CALVIN L. JR & DENA				TODD EST ADDN							
116 MOCKINGBIRD LANE											
CHICKASHA				School: 9001 CHICK CITY - 1 CHICKASHA							
OK		73018-0000		Acres		Book-Page		Situs		116 MOCKINGBIRD	
				0		6157					
C190-00-001-004-0-000-00				32-07-07-00450				ALL LOTS 4			
ESSEX, THOMAS WAYNE				COUNTRY VILLAGE							
101 TODD ESTATES DR											
CHICKASHA				School: 9001 CHICK CITY - 1 CHICKASHA							
OK		73018-0000		Acres		Book-Page		Situs		101 TODD ESTATES	
				0		3634					
C190-00-002-001-0-000-00				32-07-07-00550				ALL LOT 1			
HESS, DON R. & HEIDI LARK CO-				COUNTRY VILLAGE							
RUSTEES OF HESS REV TR											
1602 OPAL STREET											
CHICKASHA				School: 9001 CHICK CITY - 1 CHICKASHA							
OK		73018-0000		Acres		Book-Page		Situs		1602 OPAL	
				0		5056					



City of
Chickasha
117 North 4th Street
Chickasha, Oklahoma 73018

Due On: _____

Meeting Date: _____

APPLICATION FOR PLANNING COMMISSION

Request:



Variance



Special Exception



Appeal

Applicant(s) Name: Calvin LaFever

Address: 116 Mockingbird lane

Legal Description: lot 11 blk 4 Todd Estates

Address of subject property: _____

Phone #: 713,376,5676

Present zoning classification of subject property: R1 - Residential

Type of Variance/Special Exception being sought: Oversized building 1,500 sqft

Reason for requesting variance/special exception: Oversized building for personal use

Owner of Record: Calvin & Dena LaFever

The following is a checklist of all other requirements of the application:

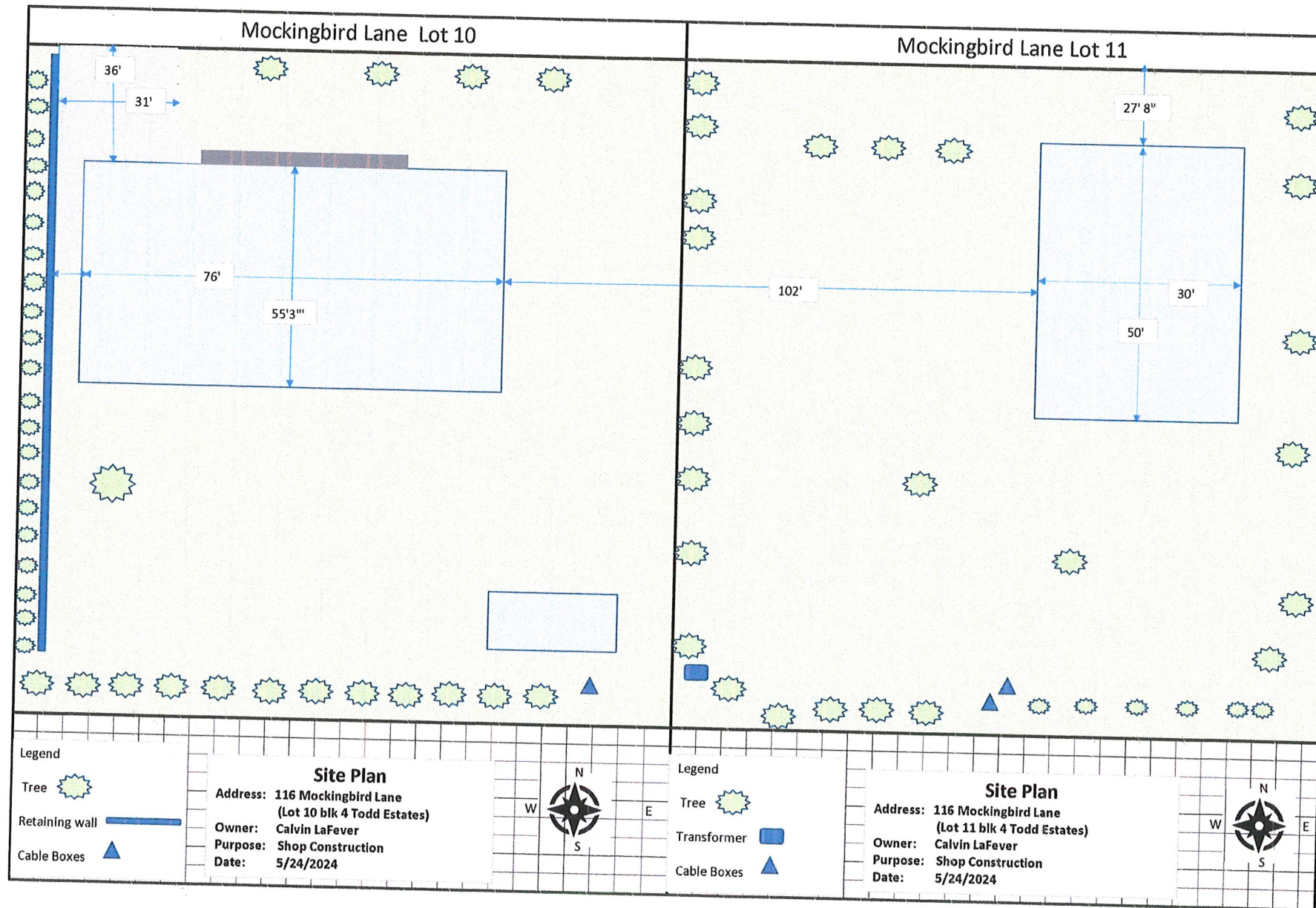
- ☐ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☐ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ All Materials are due no later than the date set by the Community Development Director, as noted on this Application.

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Calvin LaFever Date: 5/24/24

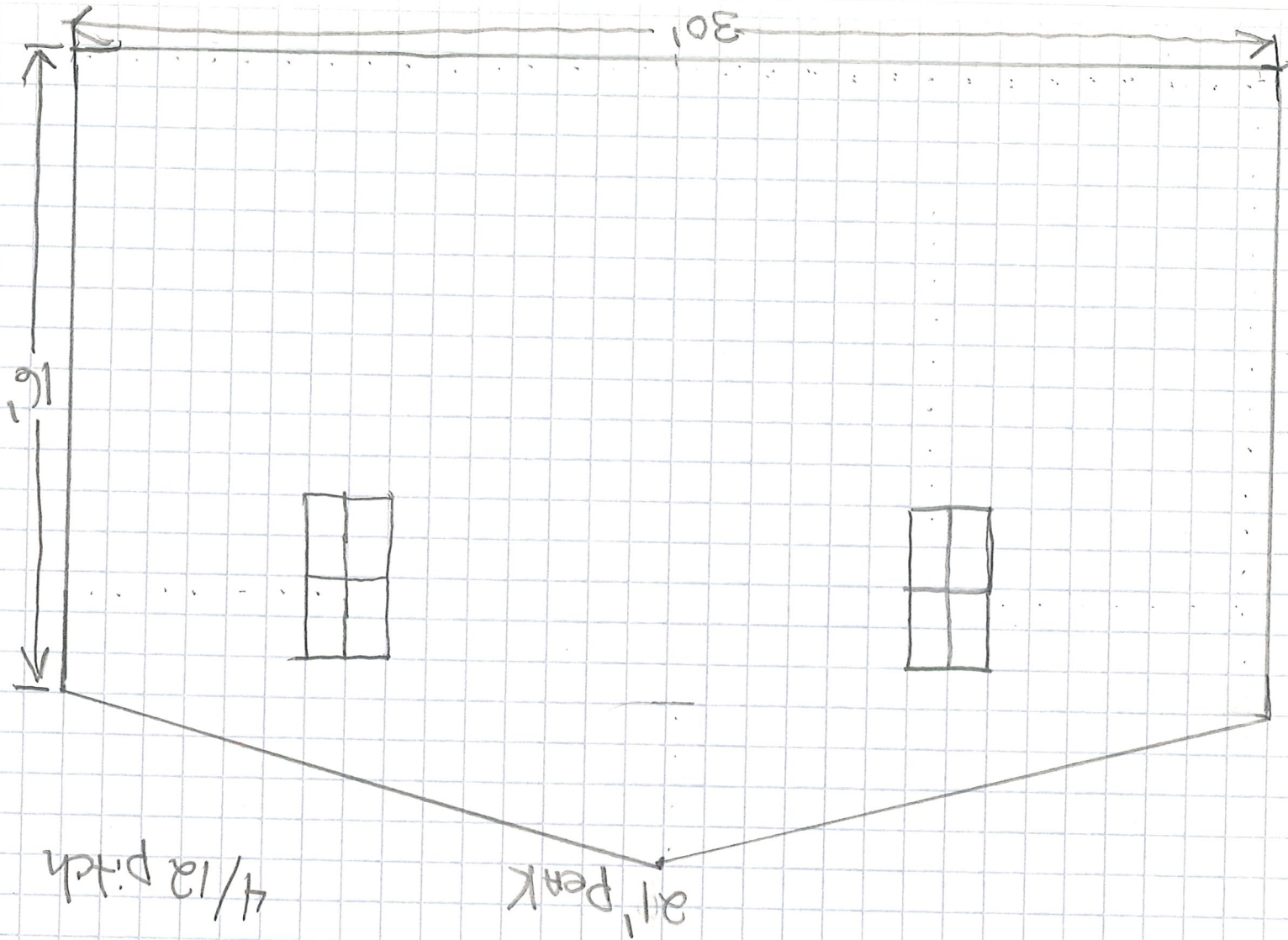
Lots 10 and 11 Blk 4 Todd Estates



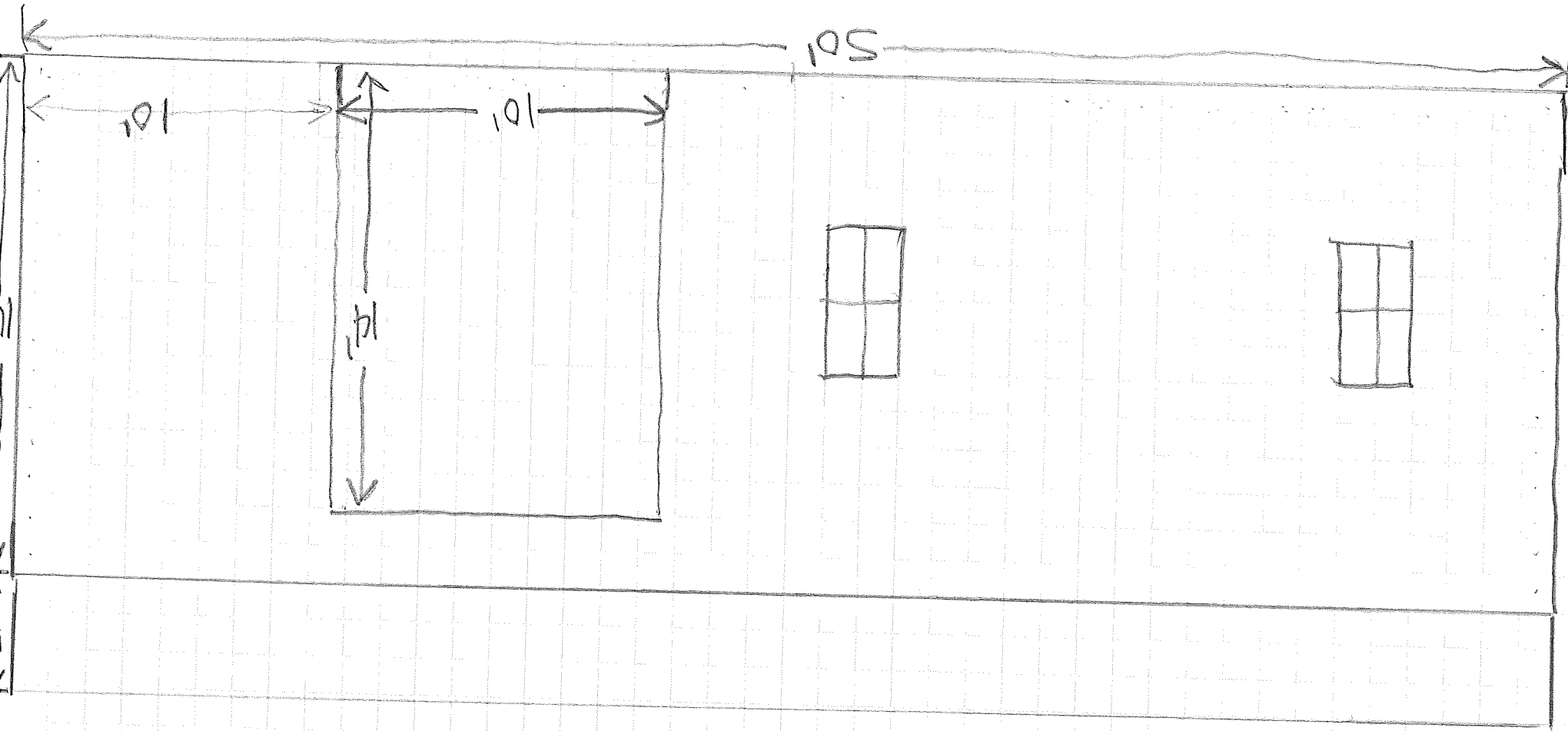


501

FAST Side
16' wall
20' Peak

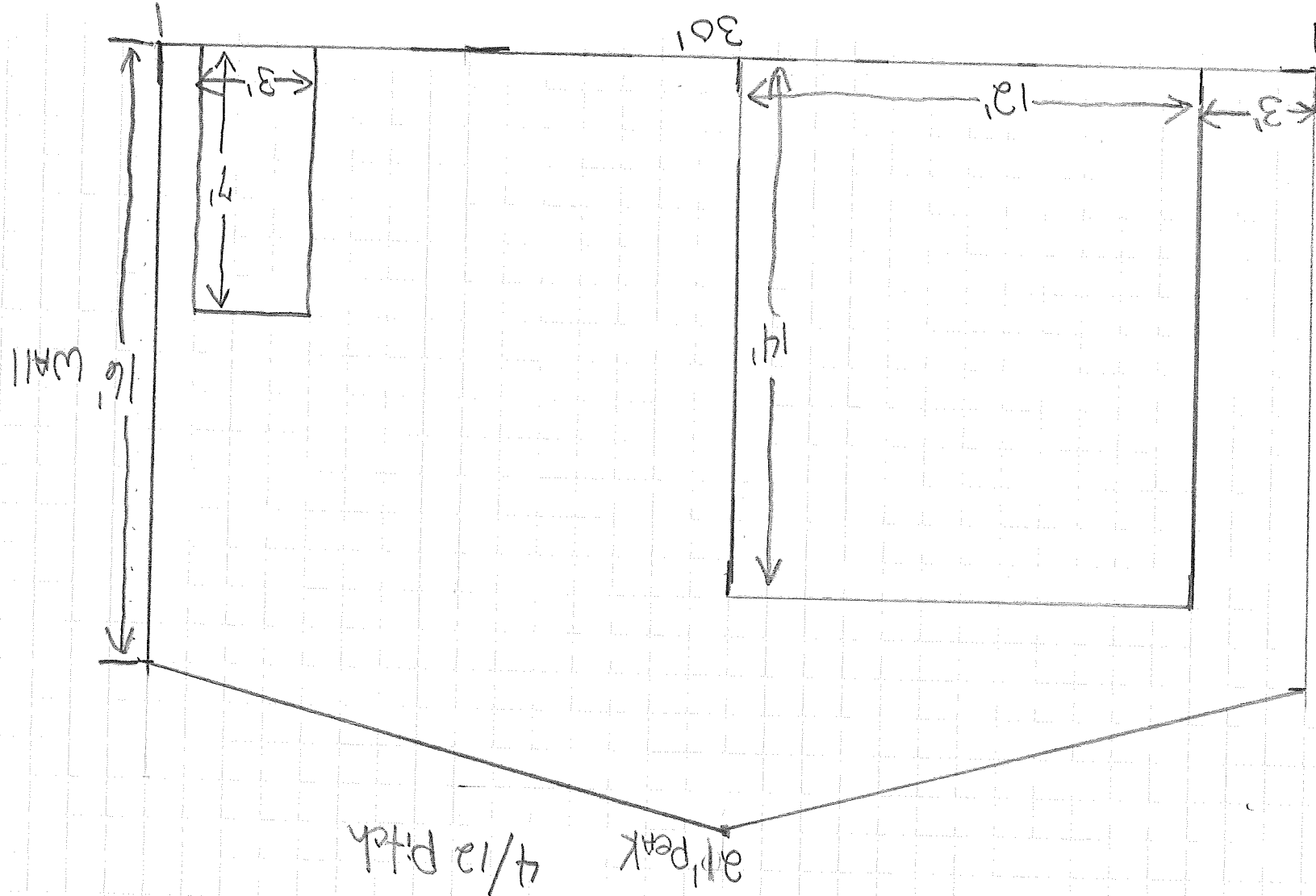


South Face

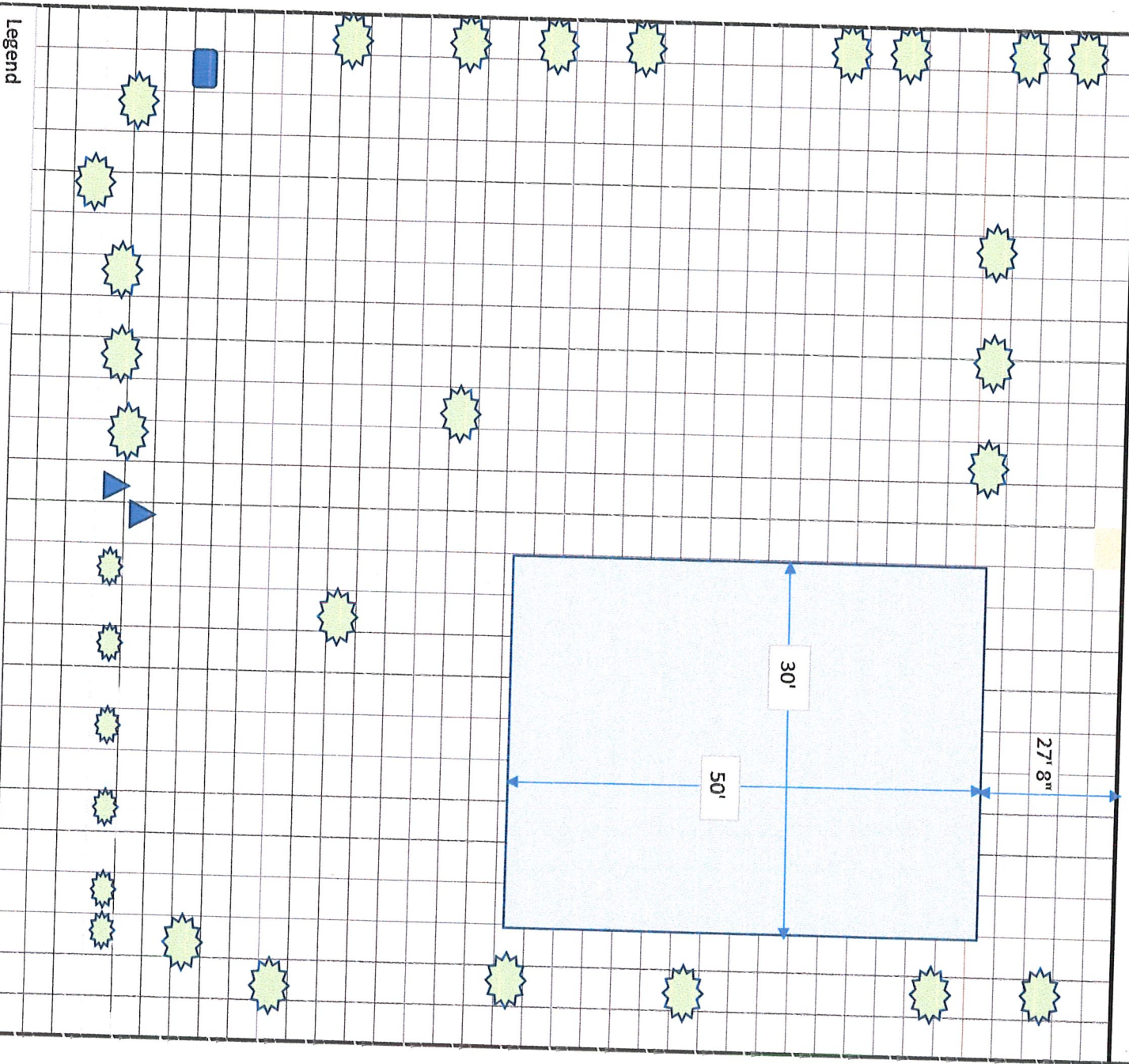


West Side
16' wall 20' to peak

North Face
Mockingbird lane
16' wall 21' peak



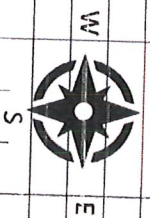
Mockingbird Lane

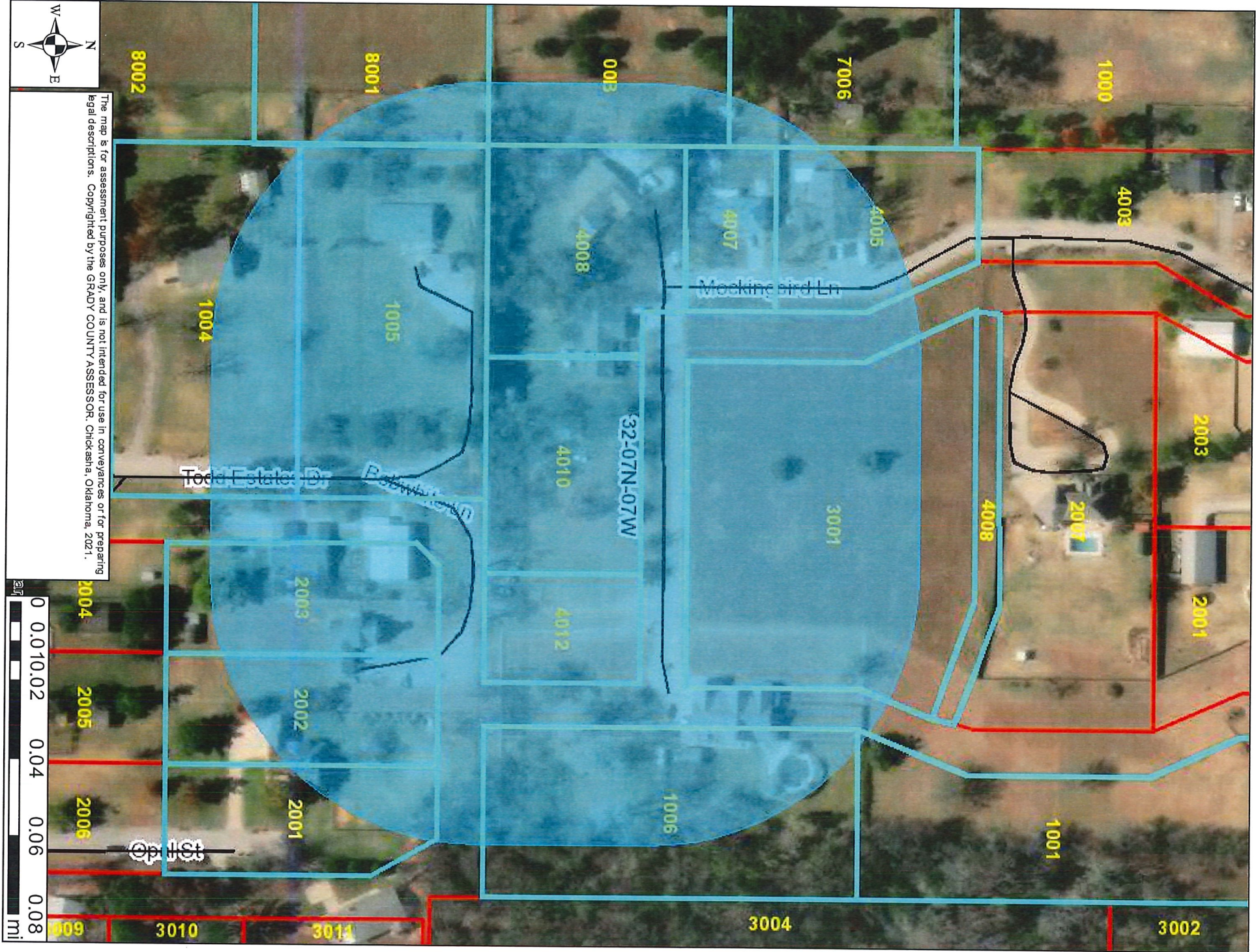


Site Plan

Address: 116 Mockingbird Lane
(Lot 11 blk 4 Todd Estates)
Owner: Calvin LaFeyer
Purpose: Shop Construction
Date: 5/24/2024

Legend
Tree
Transformer
Cable Boxes





SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY }

SS:

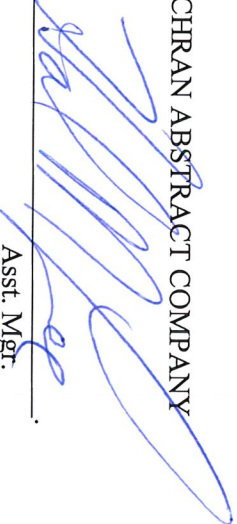
The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

 Lots Ten (10) and Eleven (11) in Block Four (4) of Todd Estates, a sub-division of Block 2 and 6 of the First National Bank Sub-division in Section 32, Township 7 North, Range 7 West of the Indian Meridian, Grady County, Oklahoma, according to the recorded plat thereof;

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 23rd day of May , A.D. 2024
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By .
Asst. Mgr.

ORDER #70427

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Keegan V Doke, Manager

CHICKASHA



Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Discussion, consideration and possible action to approve the Oversize Building at 116 Mockingbird Lane.

I. BACKGROUND/DESCRIPTION:

Overheight and oversize building to be located at 116 Mockingbird Lane, the building will be 1500 square feet and height of 16 foot walls and 20 foot peak

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		

FUND	ACCOUNT	AMOUNT
------	---------	--------

Meeting Date:
July 9, 2024

(From)		
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V. ATTACHMENTS:

CHICKASHA



Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Public Hearing to discuss and consider the Special Use Permit at 607 W Wisconsin

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: July 9, 2024	(From)		

V. ATTACHMENTS:

1. 607 W Wisconsin Scan

CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

PC PETITION

REQUEST FOR A SPECIAL EXEMPTION FOR A SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN, that the City Of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, July 9th 2024, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by James Perryman Requesting a special exemption for a special use permit on the following described property:

**33-07-07-03300 ALL LOTS 1-2-3-4-5 BLK 10
HIGHLAND PARK ADDN 5.00 LOTS in the City
of Chickasha, Grady County, Oklahoma..**

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to use an existing tenant space on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the July 15, 2024 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish, Assistant City Manager



SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

Lots, 1, 2, 3, 4 and 5 in Block 10 in the HIGHLAND PARK ADDITION, to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof;

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 20TH day of May, A.D. 2024
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By 
Asst. Mgr.

ORDER #70402

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Keegan V Doke, Manager

Ⓟ C380-00-009-001-0-001-00 33-07-07-03200 S 1/2 LOTS 1-2-3-4 BLK 9
INOSTROZA, JOSE LORENZO & OLI
IA SOTO AVILA
1903 S. 6TH STREET
HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000 Acres Book-Page Situs
0 4729 1903S 6TH

ⓧ C380-00-007-019-0-000-00 33-07-07-02700 ALL LOTS 19-20 & W 5'
BEDFORD, NATISHA L. LOT 21 BLK 7 HIGHLAND PARK
ADDN

620 WISCONSIN AVE

School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0 Acres Book-Page Situs
0 5815 620 WISCONSIN

ⓧ C380-00-010-001-0-000-00 33-07-07-03300 ALL LOTS 1-2-3-4-5 BLK
BARNES, SANDRA CRADDOCK 10 HIGHLAND PARK ADDN

607 W WISCONSIN AVE

School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000 Acres Book-Page Situs
0 5047 607S AVE WISCONSIN

ⓧ C380-00-010-016-0-000-00 33-07-07-03600 E 2' LOT 16 & ALL LOTS 17 -18
MOORE, C. ROBERT & RHONDA J. BLK 10 HIGHLAND PARK ADDN

9 CHERRY DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000 Acres Book-Page Situs
0 4202 624 UTAH

ⓧ C380-00-010-026-0-000-00 33-07-07-03800 ALL LOTS 26-27-28 BLK
JOHNSON, MARY 10 HIGHLAND PARK ADDN

1616 W CAROLINA

School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000 Acres Book-Page Situs
0 5384 602 UTAH

ⓧ C380-00-007-008-0-000-00 33-07-07-02500 ALL LOTS 8 THRU 14 BLK
BAYLESS, IMOGENE LIVING TRUST 7 HIGHLAND PARK ADDN
JOHN ROSS & IMOGENE BAYLESS,
1801 S. 7TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000 Acres Book-Page Situs
0 5491 1801S 7TH

C380-00-010-015-0-000-00
 KING, KIMBERLY MICHELLE & TRU
 Y RAE
 1927 S 7TH STREET

33-07-07-03550 ALL LOT 15 & W 23' LOT 16
 BLK 10 HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 6097 1927S 7TH

CHICKASHA OK 73018-0000

C380-00-010-021-0-000-00
 LEVERETT, JERENE M. & AARON W
 CANTRELL
 618 UTAH

33-07-07-03700 ALL LOTS 21-22 BLK
 10 HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5842 618 UTAH

CHICKASHA OK 73018-0000

C380-00-007-021-0-000-00
 TRAMMELL, J.R. & D.J. FAMILY
 RUST
 P.O. BOX 661

33-07-07-02750 E 20' LOT 21 & ALL LOT 22 & 23
 BLK 7 HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 4436 0

CHICKASHA OK 73023-0000

C380-00-007-006-0-000-00
 BRITT, DEANNA & DONNA BAYLESS
 615 NEVADA

33-07-07-02450 ALL LOTS 6-7 BLK 7
 HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5644 615 NEVADA

CHICKASHA OK 73018-0000

C380-00-007-015-0-001-00
 BARE, JAMES E.
 1823 S 7TH STREET

33-07-07-02600 N 45' LOTS 15-16-17-18
 BLK 7 HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 2844 1823S 7TH

CHICKASHA OK 73018-0000

C380-00-007-026-0-000-00
 KING, GARY A. SHAW & AMBER J.
 602 W. WISCONSIN AVE

33-07-07-02900 ALL LOTS 26-27-28 BLK
 7 HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5074 602W WISCONSIN

CHICKASHA OK 73018-0000

X C380-00-009-001-0-000-00 33-07-07-03150 N 1/2 LOTS 1-2-3-4 BLK 9
 LORENZO, JOSE & OLIVA SOTO
 HIGHLAND PARK ADDN
 1903 S 6TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 6170 1901S 6TH
 CHICKASHA OK 73018-0

X C380-00-010-010-0-000-00 33-07-07-03450 S 70' OF W 15' LOT 10 & S 70'
 AUSTIN, CHASE MICHAEL & ALLIS LOTS 11-12-13-14 BLK 10
 N MYKEL NICOLE ELLIS PARK ADDN
 1913 S. 7TH ST

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5907 1913S 7TH
 CHICKASHA OK 73018-0000

X C380-00-007-001-0-000-00 33-07-07-02350 ALL LOTS 1-2-3 BLK 7
 FOSTER, ALISON & ADAM
 HIGHLAND PARK ADDN
 1802 S 6TH ST

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 5471 1802S 6TH
 CHICKASHA OK 73018-5834

X C380-00-007-024-0-000-00 33-07-07-02850 ALL LOTS 24-25 BLK 7
 GUERRERO, ANDREW
 HIGHLAND PARK ADDN
 608 W. WISCONSIN

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 3654 608W WISCONSIN
 CHICKASHA OK 73018-0000

X C380-00-008-001-0-002-00 33-07-07-03050 S 60' LOTS 1-2-3-4 BLK 8
 BORDWINE, BRANNAN
 HIGHLAND PARK ADDN
 P.O. BOX 327

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 2944 1805S 6TH
 CHICKASHA OK 73023-0000

X C380-00-010-009-0-000-00 33-07-07-03400 ALL LOT 9 & E 10' OF S 70' LOT
 KINCANNON, CONNIE R. 10 & N 70' LOTS 10 & 11 BLK 10
 PARK ADDN
 617 WISCONSIN AVE

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 0 6162 617 WISCONSIN
 CHICKASHA OK 73018-0000

C380-00-010-012-0-000-00
ELLIS, MICHAEL

33-07-07-03500
10

N 70' LOT 12-13-14
HIGHLAND PARK ADDN

BLK

1903 S 7TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0	5978	1903S 7TH

C380-00-007-015-0-002-00
SMITH, CARL & ANN ENTERPRISES
LLC
2670 COUNTY STREET 2790

33-07-07-02650
BLK 7

S 50' OF N 95' LOTS 15 THRU 18
HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0	3648	1825S 7TH

C380-00-008-001-0-001-00
BORDWINE, BRANNAN DBA BORDWIN
DEVELOPMENT, INC
P.O. BOX 327

33-07-07-03000 S 30' OF N 80' LOTS 1-2-3-4
HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73023-0000

Acres	Book-Page	Situs
0	5304	1803S 6TH

C380-00-010-006-0-000-00
MCDONALD, JACK E. & CAROLYN K
Y
611 WISONSIN AVE

33-07-07-03350 ALL LOTS 6-7-8
HIGHLAND PARK ADDN

BLK

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0	3114	611 WISCONSIN

C380-00-010-019-0-000-00
CECIL, CHRISTOPHER & SUSAN MC
REW-CECIL
1502 S. 11TH STREET

33-07-07-03650 ALL LOTS 19-20
HIGHLAND PARK ADDN

BLK 10

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0	4300	620W UTAH

C380-00-010-023-0-000-00
BAEZA, ALFREDO JR.

33-07-07-03750 ALL LOTS 23-24-25
HIGHLAND PARK ADDN

BLOCK 10

1207 MONTANA AVE.

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018

Acres	Book-Page	Situs
0	4667	616 UTAH

C380-00-007-015-0-000-00
HUDSON, ALICIA J. & HAROLD G.
& MORGAN, R. KEITH & PAMELA J
34 WALNUT DRIVE

33-07-07-02550 S 45' LOTS 15 THRU 18
BLK 7 HIGHLAND PARK ADDN

School: 9001 CHICK CITY - 1 CHICKASHA

NINNEKAH OK 73067-9625

Acres Book-Page Situs
0 3800 1827S 7TH

C380-00-007-004-0-000-00
CUNNINGHAM, GARY & ANGELA

33-07-07-02400 ALL LOTS 4-5
HIGHLAND PARK ADDN

BLK 7

13103 230TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

BLANCHARD OK 73010

Acres Book-Page Situs
0 4626 607 NEVADA

C380-00-008-005-0-000-00
BITSCH, MELVIN L. & AUGUSTA

33-07-07-03100 ALL LOTS 5-6-7-8
HIGHLAND PARK ADDN

BLK 8

1821 S. 6TH ST.

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres Book-Page Situs
0 4626 1821S 6TH

C380-00-016-001-0-000-00
JOHNSON, DONNIE C. & TAMMY R.

33-07-07-05750 ALL LOTS 1-2-3-4
16 HIGHLAND PARK ADDN

BLK

2001 S 6TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres Book-Page Situs
0 3670 2001S 6TH

C380-00-009-005-0-000-00
WARDEN, BRAD & AMY

33-07-07-03250 ALL LOTS 5-6-7-8
HIGHLAND PARK ADDN

BLK 9

%AMY'S DOG GROOMING
1927 S. 6TH ST.

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres Book-Page Situs
0 3681 1927S 6TH

0000-33-07N-07W-4-036-00
LAWSON RETAIL PROPERTIES, LLC

33-07-07-20250 BG SW/4 SW/4 SE/4 SE/4 TH E
208.71' N 208.71' W 208.71' S 208.71' NEW CHINA
RESTURANT AND BG 208.71' N OF SW/4 SW/4 SE/4 SE/4
TH N 141.29' E

2201 TECUMSEH DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

NORMAN OK 73069-0000

Acres Book-Page Situs
0 6090 510W GRAND

0000-33-07N-07W-4-038-00 33-07-07-20350 TR BG 410' N OF SW/C SW/4
SIGHTS, WOLTERS, L.L.C. SE/4 SE/4 TH N 140' E 208.71' S 140' W 208.71' TO BG

X PO BOX 456

		School: 9001 CHICK CITY - 1 CHICKASHA	
CLINTON	OK 73601-0000	Acres 0	Book-Page 3200 Situs 506W UTAH

X C380-00-015-001-0-000-00 33-07-07-05300 LOTS 1 THRU 7 & E 15' OF LOT 8
FIRST NATIONAL BANK & TRUST C & ALL LOTS 22 THRU 28 BLK 15
MPANY CHICKASHA HIGHLAND PARK ADDN
P.O. BOX 1130

		School: 9001 CHICK CITY - 1 CHICKASHA	
CHICKASHA	OK 73023-0000	Acres 0	Book-Page 3200 Situs 616 GRAND

C380-00-015-009-0-000-00 33-07-07-05450 W 10' LOT 8 & ALL LOTS 9-10
FIRST NAT'L BANK & TRUST CO. BLK 15 HIGHLAND PARK ADDN

X PO BOX 1130

		School: 9001 CHICK CITY - 1 CHICKASHA	
CHICKASHA	OK 7323-0000	Acres 0	Book-Page 3498 Situs 617 UTAH

C380-00-015-013-0-000-00 33-07-07-05550 ALL LOTS 13-14 BLK
LOCAL OKLAHOMA BANK, N.A. 15 HIGHLAND PARK ADDN

X % IBC BANK
P.O. BOX 26020

		School: 9001 CHICK CITY - 1 CHICKASHA	
OKLAHOMA CITY OK	73126-0	Acres 0	Book-Page 3483 Situs 2001S 7TH

C380-00-015-011-0-000-00 33-07-07-05500 ALL LOTS 11-12 BLK
LOCAL OKLAHOMA BANK, N.A. 15 HIGHLAND PARK ADDN

X % IBC BANK
P.O. BOX 26020

		School: 9001 CHICK CITY - 1 CHICKASHA	
OKLAHOMA CITY OK	73126-0	Acres 0	Book-Page 3483 Situs 623 UTAH

X 0000-33-07N-07W-4-004-00 33-07-07-18650 S/2 NW/4 SE/4 SE/4
DUFF, KATHY M.

1002 S. 14TH ST

		School: 9001 CHICK CITY - 1 CHICKASHA	
CHICKASHA	OK 73018-0	Acres 0	Book-Page 4433 Situs 1817S 6TH

0000-33-07N-07W-4-032-00
SOTO, OLIVIA

33-07-07-20050 BG 550' N OF SW/C SW/4 SE/4
SE/4 TH N 110' E 208.71' S 110' W 208.71' TO BG

1903 S. 6TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0

Acres	Book-Page	Situs
0.52	4952	1914S 5TH

SOTO, OLIVIA

33-07-07-20050 BG 550' N OF SW/C SW/4 SE/4
SE/4 TH N 110' E 208.71' S 110' W 208.71' TO BG

1903 S. 6TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0

Acres	Book-Page	Situs
0.52	4952	



City of

Chickasha

117 North 4th Street
Chickasha, Oklahoma 73018

Due On: _____

Meeting Date: _____

APPLICATION FOR PLANNING COMMISSION

Request: ☐ Variance ☒ Special Exception ☐ Appeal

Applicant(s) Name: JAMES PERRYMAN, MANAGER OF SOLICITOR PROPERTIES, LLC

Address: 118 N 4TH STREET, CHICKASHA, OK 73018

Legal Description: LOTS 1 - 5 BLOCK 10, HIGHLAND PARK ADDITION TO THE CITY OF CHICKASHA

Address of subject property: 607 W WISCONSIN AVE, CHICKASHA, OK 73018

Phone #: 405-224-4000

Present zoning classification of subject property: R-1 - SINGLE FAMILY

Type of Variance/Special Exception being sought: Use of all structures on property as single family residential

Reason for requesting variance/special exception: Property is not currently zoned for such use of all structures

Owner of Record: SANDRA CRADDOCK BARNES

The following is a checklist of all other requirements of the application:

- ☐ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☐ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: _____ Date: 5/20/2024

117 North 4th Street, Chickasha, Oklahoma 73018 (405) 222-6010 Fax No. (405) 574-1015 email: rachel.bernish@chickasha.org

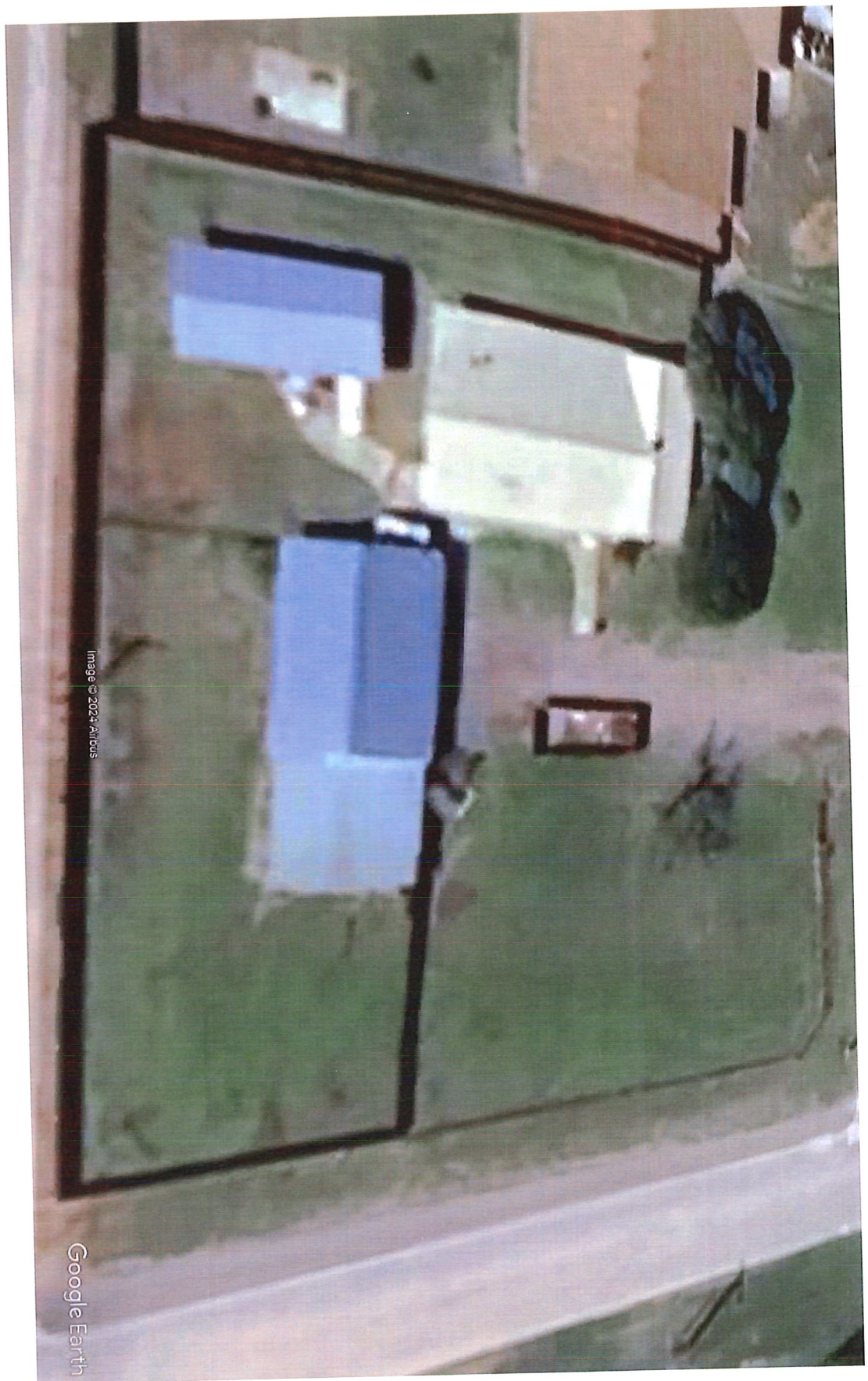
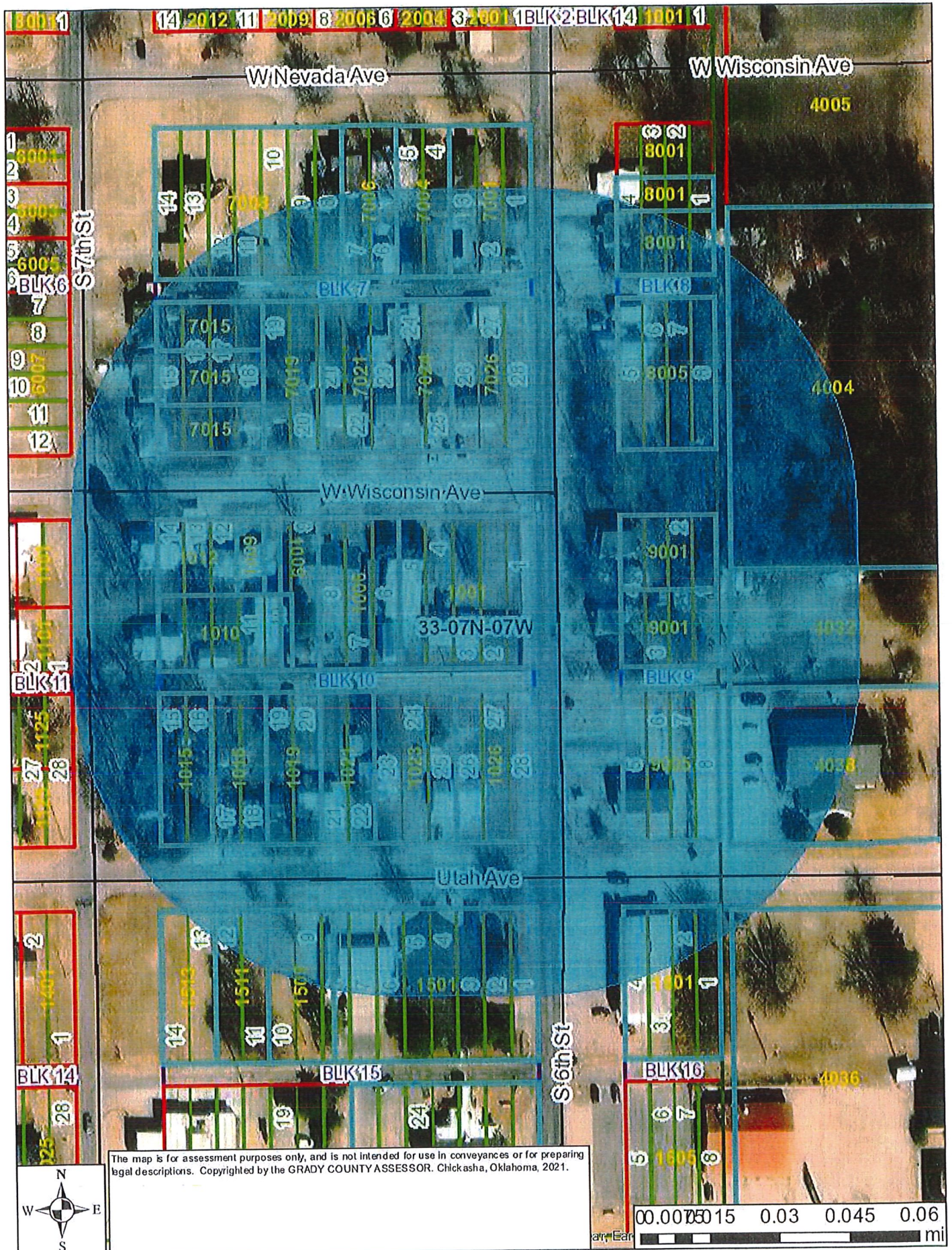


Image © 2024 Airbus

Google Earth

Title



CHICKASHA

Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Discussion, consideration and possible action to approve the Special Use Permit at 607 W Wisconsin

I. BACKGROUND/DESCRIPTION:

The applicant wishes to use an existing tenant space on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential.

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
July 9, 2024

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Presentation relating to the proposed Gateway to Chickasha Economic Development Project Plan.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
July 9, 2024

V. ATTACHMENTS:

1. 20240617114207348
2. 20240617114349744

City of Chickasha

PROPOSED GATEWAY TO CHICKASHA TAX INCREMENT FINANCE DISTRICT

**Presentation to TIF Review Committee
June 12, 2024**



TAX INCREMENT FINANCE

Tax Increment District (TIF)

- Authorized under Oklahoma Constitution Art 10, Sec. 6C
- Established pursuant to Local Development Act, Title 62, Oklahoma Statutes
- Apportions the “increment” of new tax revenue generated within the district to finance certain identified project costs
- Up to 25 full fiscal years
- TIF is an economic development tool used to incentivize capital investment in undeveloped or underdeveloped property to enhance the tax base and increase employment opportunities within the City.
- Created by City ordinance following completion of the TIF process

TAX INCREMENT FINANCE

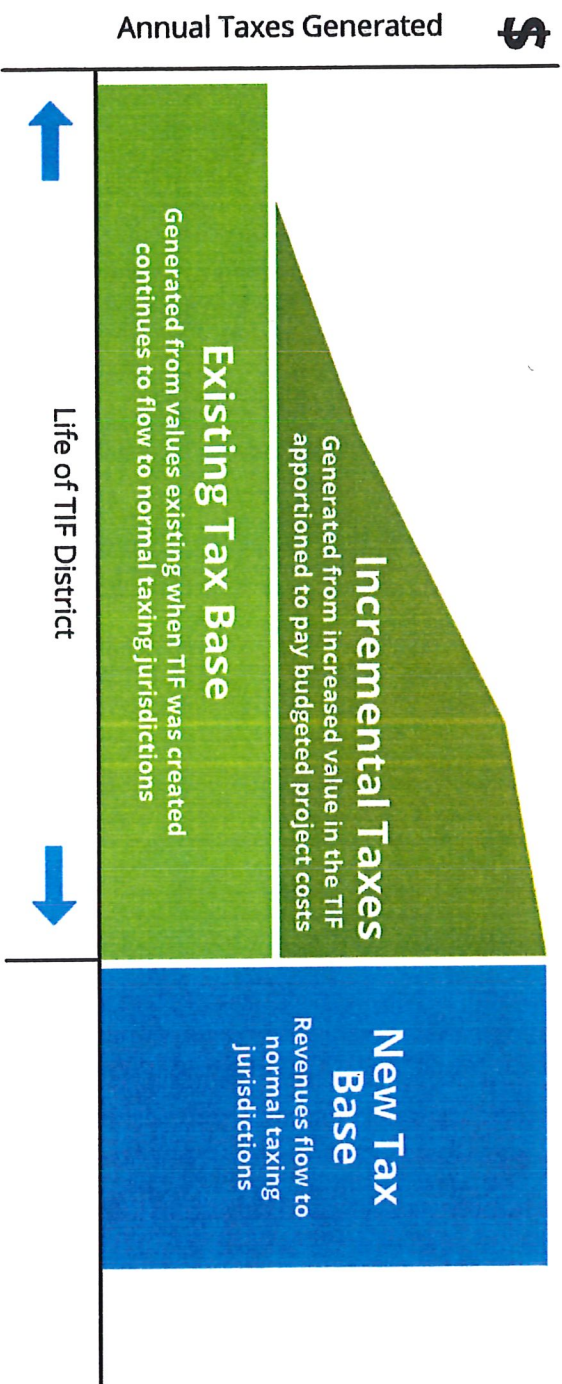
- TIF Districts can only be established in areas that are at least one of the following:
 - a **reinvestment area**: an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, to preserve or enhance the tax base, or in which 50% or more of the structures are at least 35 years old;
 - an area that is blighted, as defined in the Urban Renewal Act;
 - a **historic preservation area**: an area or structure listed in or nominated to the National Register of Historic Places and subject to historic preservation zoning; or
 - an **enterprise area**: an area within a state or federal enterprise zone.

TAX INCREMENT FINANCE

- Ad valorem taxes from the base assessed value continues to go to taxing entities (school district, county, etc.)
- Increment is used to fund eligible project costs. These can include land acquisition, infrastructure, parking, financing and assistance in development finance.
- Can include property tax, sales tax and hotel tax
- Does not affect the tax rate; does not forgive the obligation to pay taxes

Basic TIF Model

Value Generation and Capture



TAX INCREMENT FINANCE

Reasons to Create a TIF District

- Attract Major Investment to the Area
- Serve as a Catalyst for creating new jobs and retain existing jobs
- Promote economic development to increase tax revenues, raise property values and improve economic stability
- Make possible investment and economic development and growth which would otherwise be difficult or impossible without the assistance provided by the TIF
- The “But For” Test – a litmus test for creating the TIF is whether the development would occur, to the same degree, in the same manner, without the creation of the TIF district.

TAX INCREMENT FINANCE

Process to Create a TIF District

- Creation of a TIF Review Committee
 - Representatives from each taxing jurisdiction
 - City Council Representative – serves as Chairperson
 - Planning Commission representative
 - 3 at large members; one must represent the retail industry in the community
- Increment Area and Project Area
 - Increment Area is the area where the incremental increase in tax revenues are collected
 - Project Area is where the funds can be spent
- Preparation of a Project Plan
 - Project Plan is required by state statute
 - Must outline eligibility for creation of the TIF
 - Historic Preservation, Enterprise Area, Reinvestment area
 - Budget
 - Desired outcomes
 - Administration of the TIF
 - Financial impact from the creation of the TIF
 - Maps showing the Project Area and Increment Area

TAX INCREMENT FINANCE

Process to Create a TIF District - continued

- TIF Review Committee meets to consider the Project Plan and make a recommendation to the City Council.
- Planning Commission must review and vote on the Project Plan for conformance with the City's Comprehensive Plan
- Project Plan is approved by City Ordinance
 - Requires 2 public hearings by City Council

TAX INCREMENT FINANCE

Other Considerations:

- Structure the Project Plan to share some of the incremental revenues with the other taxing jurisdictions, especially the school district.
- Carefully develop the increment area to make sure it includes properties that will increase in value.
- Project Area can be larger than the increment area. The Project Area is where TIF revenues can be spent.
- The Project Plan can include more than one Increment Area. Each increment area can be initiated at different dates but must be activated within 10 years of adoption of the Project Plan.

TAX INCREMENT FINANCE

Other Considerations continued:

- Include incremental sales tax and hotel tax revenues:
 - Allows the use of the Leverage Act and demonstrates that the City is also willing to allocate revenues to support the project.
- Oklahoma Local Development and Enterprise Zone Incentive Leverage Act
 - Can only be used in a TIF District
 - Allows cities to capture a portion of the state sales tax to support a project
 - Project must prove a benefit to the state in increased taxes

Proposed Gateway to Chickasha Increment District

Two primary development components:

- Downtown Chickasha Project and along Highway 62 Corridor Project
 - Captures 50% of the ad valorem tax increment
 - Remaining 50% is allocated back to the affected taxing entities
- Captures 50% of sales tax revenues equal to 2.125% of 4.25% levied by City
- Captures 50% of the Hotel/Motel Taxes equal to 4% of 8% levied by City
- Will utilize 100% of the Leverage Act payments made by the State of Oklahoma
- Authorized Project Costs of \$581.6 million, primarily infrastructure
- Estimated total increment revenues of \$35.59 million

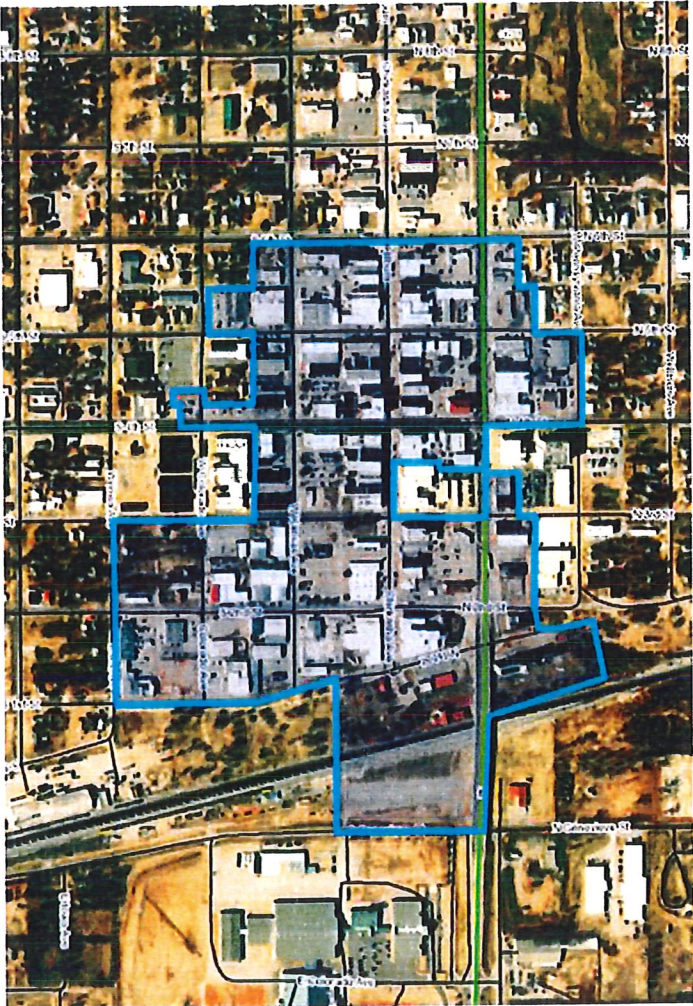
Proposed Gateway to Chickasha Tax Increment District

Objectives :

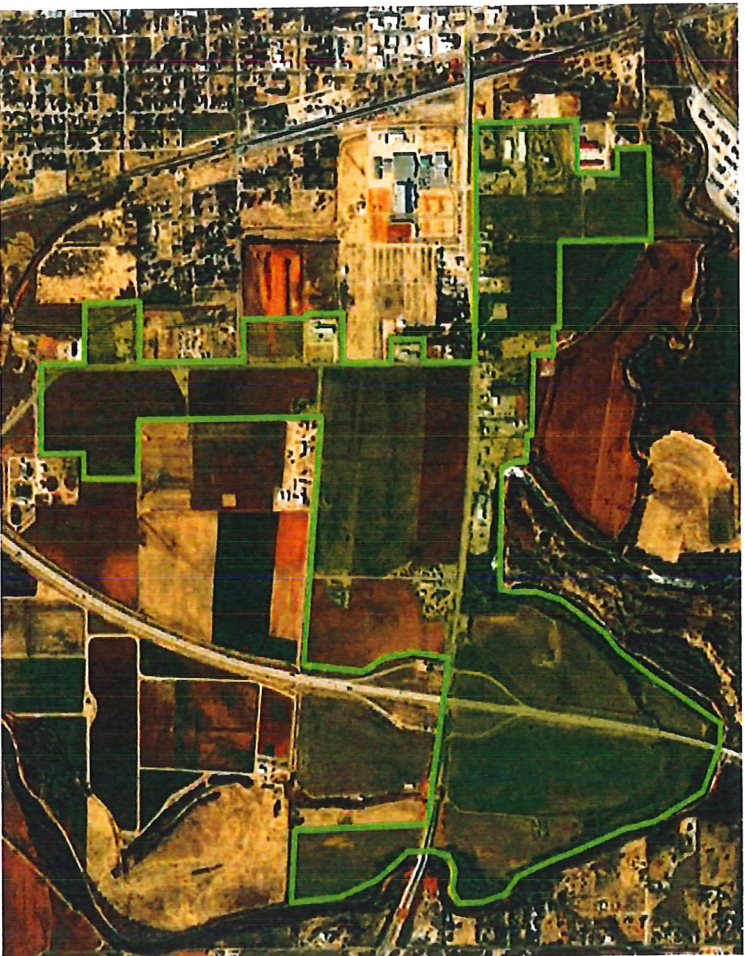
- Create significant developments within the City that will act as a catalyst for additional development within the community
- Attract major investment in the area
- Serve as a catalyst for retaining and expanding employment in the area
- Promote economic development to increase tax revenues, raise property values, and improve economic stability
- Preserve and enhance the tax base
- Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes, sales and use taxes, and hotel/motel taxes from within the Increment Districts

Gateway to Chickasha Tax Incremental District

Downtown Chickasha Project



Gateway to Chickasha Tax Increment District Highway 62 Corridor Project



Gateway to Chickasha Tax Increment District Project Area



Proposed Gateway to Chickasha Tax Increment District

What are the identified Project Costs?

- Infrastructure to support new development including design, planning, engineering, acquisition, site preparation and construction - \$551.6 million:
 - \$153.9 million for Water System Improvements
 - \$141.4 million for Sewer System Improvements
 - \$33.3 million for Storm Water Drainage Improvements
 - \$131.1 million for Street and Bridge Improvements
 - \$91.9 million for ~20% Contingency
- Assistance in development finance as a reimbursement of project costs - \$30 million;
- Direct or administrative costs - \$650,000;
- Interest and financing costs and fees for debt issuance to fund project costs:
 - Not in excess of \$780 million.

Proposed Gateway to Chickasha Tax Increment District

What are the projected TIF revenues?

- Estimated \$10.54 million in aggregate Ad Valorem TIF revenues
 - \$5.27 million allocated to TIF Project Costs
 - \$5.27 million allocated to affected taxing entities
- Estimated \$57.2 million in aggregate Sales and Use Tax revenues
 - \$28.6 million allocated to TIF Project Costs
 - \$28.6 million retained by the City for authorized Sales tax purposes
- Estimated \$3.44 million in aggregate Hotel Tax revenues
 - \$1.72 million allocated to TIF Project Costs
 - \$1.72 million retained by the City for authorized Hotel tax purposes
- Leverage Act payments of a projected additional \$30.32 million for Project Costs.

Proposed Gateway to Chickasha Tax Increment District

Oversight of TIF Revenues

- City will apportion TIF revenues pursuant to the respective Project Plan
 - City Manager listed as person in charge of implementation
 - City will approve public agreements with developers as appropriate
 - City will disburse other taxing entities allocation of Ad Valorem TIF Revenues
- Assistance in Development Financing for Developers
 - Direct Incentive representing reimbursement of public infrastructure costs incurred by developer(s) on behalf of City
 - Pursuant to a public development agreement approved by City and/or public trust on behalf of City
- Infrastructure Projects undertaken by City
 - Public construction contracts (subject to competitive bidding), approved by City, subject to City annual audit

Proposed Gateway to Chickasha Tax Increment District

Expected Impacts of Projects

- Impacts on Taxing Entities
 - Increase in population/students and associated needs (capital infrastructure and service demands)
 - Taxing Entity Revenue allocation to other taxing entities provides enhanced funding
 - Estimated to \$5.27 million
- Destination experiences will attract increased visitors to the City
 - These visitors result in new spending within the City that will enhance sales and hotel tax collections benefiting City's ability to fund other public improvements
- Ancillary development outside of TIF districts may generate additional revenue for taxing

Proposed Gateway to Chickasha Tax Increment District

Expected Impacts of Projects

- New investment and business creation
- New business inside Increment District areas will create short-term and long-term employment opportunities
 - Short-term and long-term payroll will likely result in increased spending within the City benefitting local businesses
- Destination experiences will attract increased visitors to the City
- These visitors result in new spending within the City that will enhance opportunities for local merchants to provide additional goods and services

Proposed Gateway to Chickasha Tax Increment District

Remaining Steps

- May 29, 2024 (W) – TIF Review Committee Meeting
 - Consider recommendations on approval of Chickasha Gateway TIF District and Increment Areas A and B
- June 12, 2024 (W) – Final TIF Review Committee (make recommendation)
- July 9, 2024 (T 4:00pm) – Planning Commission Regular Meeting
 - Consider recommendations on approval of Chickasha Gateway TIF District and Increment Areas A and B
- August 5, 2024 (M 6:30pm) – City Council Meeting – Public Hearing #1
- August 19, 2024 (M 6:30pm) – City Council Meeting – Public Hearing #2
- September 3, 2024 (T 6:30pm) – City Council Meeting to consider adoption of TIF ordinances (Chickasha Gateway and Increment Areas A and B)

**GATEWAY TO CHICKASHA
ECONOMIC DEVELOPMENT PROJECT PLAN**

Prepared by:

CITY OF CHICKASHA, OKLAHOMA

**MAYOR AND CITY COUNCIL
ZACHARY GRAYSON, MAYOR
GEORGIANNE HEBBLETHWAITE, VICE MAYOR, WARD 2
KEA GINN, WARD 1
BRIAN GERDES, WARD 1
CHARLIE BURRUSS, WARD 2
R. P. ASHANTI-ALEXANDER, WARD 3
OSCAR NELSON, WARD 3
JOHN P. SMITH, WARD 4
KELLY BOYD, WARD 4**

**KEITH JOHNSON, CITY MANAGER
RACHEL BERNISH, ASSISTANT CITY MANAGER**

**THE PUBLIC FINANCE LAW GROUP PLLC
5657 N. CLASSEN BOULEVARD, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73118
(405) 235-3413**

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GATEWAY TO CHICKASHA

ECONOMIC DEVELOPMENT PROJECT PLAN

I. DESCRIPTION OF PROJECT

This Gateway to Chickasha Economic Development Project Plan (the “**Project Plan**”) describes an economic development project of the City of Chickasha, Oklahoma (the “**City**”), that brings transformative commercial development to the undeveloped area located along U.S. Highway 62 corridor from the H.E. Bailey Turnpike leading to enhanced development within downtown Chickasha. The Project Plan contemplates the creation of tax increment financing districts pursuant to the Local Development Act, 62 O.S. §850, *et seq* (the “**Local Development Act**”), as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment Districts (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment (collectively and as more thoroughly discussed herein, referred to as the “**Project**”).

There are two primary development components of the Project. The first component is redevelopment investment in downtown Chickasha. The City has identified potential development interests (individually and collectively referred to as the “**Developers**”) that propose various redevelopment projects within downtown Chickasha, including but not limited to mixed-use commercial, retail, and residential projects, hotel, restaurants, and other attractions, that would establish Chickasha as a destination community (referred to herein as “**Downtown Chickasha Project**”). The secondary component of the Project is the development of property east of downtown Chickasha, along the U.S. Highway 62 corridor extending to the H.E. Bailey Turnpike interchange, creating a destination retail development serving the citizen of Chickasha and surrounding communities alike (referred to herein as the “**Highway 62 Corridor Project**”).

The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment Districts (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$581,600,000 in costs associated with the infrastructure improvements and economic incentives (collectively referred to herein as the “**TIF Projects**”). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment Districts (each as defined herein) are estimated to be \$551,600,000 (collectively, the “**Infrastructure Costs**”). Certain economic incentives are proposed in the estimated amount of \$30,000,000 in support of the Project (the “**Incentive Costs**”). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs (each as further defined herein) are collectively referred to herein as the “**Project Costs**”. The City expects to phase the expenditure of Project Costs in coordination with specific

development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the sales and use tax, ad valorem tax, and hotel tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the Organizational Costs, and/or pay the Debt Service Costs on obligations issued to pay the same.

Based solely on the preliminary projections prepared by the City based on potential development opportunities, the commercial development within the Increment Districts could result in a potential total capital investment in excess of \$91.83 million, with a potential total taxable capital investment of approximately \$73.46 million (net taxable value subject to ad valorem taxes) and generate approximately \$1.346 billion in taxable sales over the term of the Increment Districts. Please see Exhibit "E" for a more detailed description of projected development within the Increment Districts. Please see Exhibit "F" for a Preliminary Site Development Plan for certain development projects proposed as part of the Downtown Chickasha Project.

II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The Project Area is the area within which all project activities, including construction of the supporting public improvements, will take place (referred to herein as the "**Project Area**"). A map showing the Project Area is attached as Exhibit "A". The legal description of the Project Area is set forth in Exhibit "B". An Increment District is the specific geographic area within which the identified tax increments will be generated and utilized as set forth in this Project Plan (collectively referred to herein as an "**Increment District**" or the "**Increment Districts**"). The Project Plan establishes boundaries for two separate increment districts, each of which may comprise Ad Valorem Increment Revenues, Sales Tax Increment Revenues, and Hotel Tax Increment Revenues, and may also include certain Leverage Act Increment Revenues, each as are defined in Section VII herein. The Increment Districts are each located entirely within the Project Area. Many of the contemplated project activities will occur within the boundaries of the specific Increment District, however certain project activities may occur outside the boundaries of the specific Increment District but within the Project Area. Maps showing the boundaries for the proposed Increment Districts are attached as Exhibit "C". The legal descriptions of the Increment Districts are set forth in Exhibit "D". The two separate increment districts are labeled "A" and "B" in these Exhibits, and will be assigned a number (*i.e.*, "Increment District No. 2", etc.) in the order by which they become effective by action of the Chickasha City Council as described in Section VI(B) herein, and as required by Section 856(B)(3) of the Local Development Act (as defined herein). Increment District "A" is associated with the Downtown Chickasha Project. Increment District "B" is associated with the Highway 62 Corridor Project.

III. ELIGIBILITY OF PROJECT

The Increment Districts are undeveloped and/or underdeveloped within the meaning of and the Local Development Act. The Project Area (including the Increment Districts) is located in a reinvestment area (as defined in Section 853(17) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act. Additionally, the area comprising Increment District "A" (Downtown Chickasha Project) and Increment District "B" (Highway 62 Corridor Project) are each contained within designated enterprise zones (Tracts 40051000100 and 40051001000) and therefore constitute an enterprise area (as defined in Section 853(5) of the Local Development Act). Additionally, the Project, because it will be located within an enterprise zone, represents an eligible project as defined under the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the "**Leverage Act**"), and therefore may qualify for certain incentive matching payments made by the State of Oklahoma based on sales and use tax and hotel tax increments dedicated to the Increment District.

The Increment Districts comprise areas where investment, development and economic growth have not occurred, and which require significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

IV. OBJECTIVES

The purpose of the Project and the Increment Districts is to support the achievement of the economic development objectives of the City in order to:

- A. Create significant developments within the City that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes, sales and use taxes, and hotel/motel taxes from within the Increment Districts.

V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the TIF Projects. Without the creation of the proposed Increment Districts, significant development within the Project Area would be unlikely and as a result, any significant increases in ad valorem taxes, sales and use taxes, and hotel/motel taxes would be extremely improbable.

The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the City, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.

The affected ad valorem taxing jurisdictions are Grady County, the Grady County Health Department, Independent School District No. 1 of Grady County (Chickasha Public Schools, and referred to herein as the “**School District**”), Canadian Valley Technology Center Vo-Tech District No. 6, and Grady County EMS. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment Districts will allow the City to apportion the incremental increase in ad valorem tax revenues, sales and use tax revenues, and hotel/motel tax revenues generated through construction and operation of the commercial developments within the Increment Districts for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”), which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2021, Section 176 *et seq.*, and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds (if issued) shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long-term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment Districts. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo any new incremental ad valorem tax revenue generated from real and personal property values during the term of the Increment Districts, but will not affect the existing ad valorem tax base within the Increment Districts. During the term of the Increment Districts, the 50.0% of Ad Valorem Increment Revenues (as defined herein) apportioned to the affected ad valorem taxing jurisdictions as a specific revenue source are estimated to be approximately \$5.27 million (ranging from \$210,400 to \$311,600 per year and based on the proposed development of the Projects), and which will be apportioned directly to the affected taxing jurisdictions. Upon expiration of the Increment Districts, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$623,200 (based on an aggregate taxable capital investment of approximately \$73.46 million).

Potential impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is

the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the School District is that the valuation of the Increment Districts will not count for, and will therefore limit, the bonding capacity of the School District. However, the School District does realize additional revenue from other sources on a per pupil basis. These impacts may be mitigated by any increase in valuation of property outside the Increment Districts (for example, successful development enhances the property values surrounding the Increment Districts), and by any increase in new housing outside the Increment Districts (for example, successful development results in net population gain to the City creating demand for new housing).

The proposed Project will create an increase in demand for utility services from the City, however the City reasonably expects to have sufficient capacity to handle such demand, and the proposed development within the Increment Districts should generate significant increases in annual water and sewer utility revenues. Any increase in public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan.

The formation of the Increment Districts should also result in no net loss in existing sales and use tax revenue or existing hotel/motel tax revenue to the City, as the affected sales tax jurisdiction. A baseline sales tax collection level within each Increment District will be identified and will continue to accrue to the City. A baseline hotel tax collection level within each Increment District will be identified and will continue to accrue to the City. A potentially negative impact of utilizing incremental sales tax revenues to promote the creation of a significant retail development is the potential for transfer of sales tax dollars from existing retail establishments located outside the Increment Districts to new retail establishments located inside the Increment Districts. To offset this concern, the Increment District will only capture fifty percent (50%) of the Sales Tax Increment Revenues (as defined herein), representing the equivalent of a two and one-eighths percent (2.125%) incremental sales and use tax based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) for the payment of Project Costs, with the other fifty percent (50%) of the Sales Tax Increment Revenues (representing 50% of the incremental sales and use tax revenue based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) accruing to the City for general or dedicated municipal purposes, and further, the incremental sales and use tax revenues will exclude an amount representing the estimated historical sales tax collections for any business located within the City that relocates to a site within the Increment Districts. Based solely on the preliminary projections prepared by the City based on potential development opportunities, the City could realize an estimated gross gain in annual sales and use tax revenues in the approximate amount of \$1.7 million, and upon expiration of the Increment Districts, an estimated gross gain in annual sales and use tax revenues of approximately \$4.4 million. Additionally, Grady County levies a 0.75% sales and use tax as of the date of this Project Plan. The County sales and use tax collections are not subject to the apportionment of the Increment Districts, however, based solely on the preliminary projections prepared by the City based on potential development opportunities, the County could realize an estimated gross gain in annual sales and use tax revenues in the approximate amount of \$600,100.

The City will forgo a portion of any new incremental hotel/motel taxes collected during the term of the Increment Districts. However, the City could realize new hotel/motel tax levels of approximately \$93,000 per year based solely on the preliminary projections prepared by the City based on potential development opportunities, and approximately \$186,100 per year after

expiration of the Increment Districts (based on an assumed level of annual taxable hotel/motel transactions upon full build-out in the approximate amount of \$2.33 million).

These impacts may be mitigated by any decrease in sales and use tax collections outside the Increment Districts (for example, potential decline in overall sales of competing businesses, or relocation of existing businesses from other areas of the City to the Increment Districts) or by increased costs of providing city services to the development (police, fire, etc.) but may be augmented by the increased retention of customer spending within the City (for example, by reducing the leakage of sales to other municipalities by offering a wider and more diversified retail selection within the City).

VI. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist of any of the following:

- A. Site preparation, planning and construction of public improvements necessary to support the development project;
- B. Acquisition by private developers of any additional property interests necessary for the development project including connecting public easements;
- C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing, demolition, and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the Project Area;
- D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;
- E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

VII. ESTABLISHMENT OF ADDITIONAL CITY OF CHICKASHA INCREMENT DISTRICTS

This Project Plan, upon adoption by Ordinance of the City of Chickasha, Oklahoma, creates two (2) Increment Districts. Each Increment District shall commence as of the date determined by the City Council of the City in accordance with Section 856(B)(2) of the Local Development Act (each a “**Commencement Date**”); provided however, each Commencement Date shall not be later than ten (10) years following adoption of this Project Plan. Each Increment District shall be comprised of the area shown and described in Exhibits “C” and “D”. In accordance with the provisions of the Local Development Act, the following incremental revenues shall be apportioned

and used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The apportionment of the Ad Valorem Increment Revenues, the Sales Tax Increment Revenues, the Hotel Tax Increment Revenues, and the Leverage Act Increment Revenues (each as defined herein, and collectively referred to as the **“TIF Revenues”**) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the respective Commencement Date (each referred to as the **“Expiration Date”**), whichever is less:

A. One hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the **“Ad Valorem Increment Revenues”**, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District, as determined annually by the Grady County Assessor), shall be apportioned as follows: (i) one-half (50.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-half (50.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District; and

B. Fifty percent (50%) of the incremental sales and use tax revenue (representing an amount equivalent to a two and one-eighths percent (2.125%) sales and use tax based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (the **“Code of Ordinances”**), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of applicable City sales and use tax rate (collectively, the **“Sales Tax Increment Revenues”**); provided that all such Sales Tax Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; provided, however, the Sales Tax Increment Revenues shall be reduced by the amount of sales tax revenues generated by any existing businesses (currently located within the City, but outside the boundaries of the Increment District) that cease operations at their existing location and relocate to within the Increment District, but provided further, said reduction shall not be applied to any existing businesses that open an additional location within the Increment District for so long as all other existing location(s) remain open for business. Said amount of reduction (collectively, the **“Transfer Adjustment”**)

shall be calculated based on the sales tax collections during the twelve month period prior to closing the previous location. The remaining unapportioned fifty percent (50%) incremental sales and use tax (representing an amount equivalent to a two and one-eighths percent (2.125%) sales and use tax based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) shall be retained by the City and utilized for any lawful purpose consistent with the aforementioned Code of Ordinances; and

C. Fifty percent (50%) of the incremental hotel/motel tax revenue (representing an amount equivalent to a four percent (4.0%) hotel/motel tax based on a total of 8.0% hotel/motel tax levied by the City as of the date of this Project Plan) pursuant to Chapter 48, Article VI, Section 48-146 *et seq.*, of the Code of Ordinances, as most recently amended by Ordinance No. 2016-02 adopted January 18, 2016 (collectively, the **"Hotel Tax Ordinance"**), as such Hotel Tax Ordinance may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of City hotel/motel tax rate (collectively, the **"Hotel Tax Increment Revenues"**); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The remaining unapportioned fifty percent (50%) incremental hotel/motel tax revenues (representing an amount equivalent to a four percent (4.0%) hotel/motel tax based on a total of 8.0% hotel/motel tax levied by the City as of the date of this Project Plan) shall be retained by the City and utilized on a pro rata basis for any lawful purpose consistent with the aforementioned Hotel Tax Ordinance; and

D. One hundred percent (100%) of the incentive matching payments made by the State of Oklahoma pursuant to the Leverage Act, based on sales and use tax and hotel/motel tax increments dedicated to the Increment District, as such amounts are hereinafter determined and defined (collectively, and as more specifically defined in Section X herein, the **"Leverage Act Increment Revenues"**); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan.

VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the City Council of the City approving this Project Plan, the City is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The City may create a new public trust with the City named as its beneficiary, and/or designate an existing public trust with the City named as its beneficiary and/or designate an alternate public trust with Grady County, Oklahoma, named as its beneficiary (said public trust referred to herein as the **"Authority"**), and said Authority shall be the public entity designated by the City to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854

of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the City.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Keith Johnson, City Manager. Mr. Johnson, or his successor as City Manager, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICTS

Project Costs to be financed by the apportionment of tax increments from the Increment District include the planning, design, acquisition, site preparation and/or construction of the TIF Projects in an aggregate total amount of \$581,600,000. Certain Project Costs may be funded through the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of such Project Costs. Additional amounts will be financed by the apportionment of tax increments from the Increment District including the following items related to Project Costs in excess of the amounts specifically identified for TIF Project Costs: (a) the direct or incidental administrative costs incurred or to be incurred by or on behalf of the City, the Authority, or other public entities (all as contemplated in Title 62, Section 853(14)(e) of the Local Development Act) in organizing, supervising, implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, including those incurred for architectural, planning, engineering, legal and financial advisors and services, and costs for determining or re-determining the base assessed value of the Increment District (the “**Organizational Costs**”), and (b) interest and other financing costs and fees, including principal, interest (including capitalized interest), associated costs of issuance, reasonably required reserves, and prepayment premium paid on debt service and/or any reimbursement obligation (the “**Debt Service Costs**”). The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be on the order of \$780.6 million.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$581.6 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized as necessary to pay

the Organizational Costs and the Debt Service Costs, and could total approximately \$781.25 million. The estimated combined total of all eligible Project Costs is \$1,362,850,000.

X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

It is hereby determined that the proposed Project Costs, specifically including but not limited to the Infrastructure Costs, will generally benefit and support development throughout the Project Area, inclusive of the individual Increment Districts. It is further determined that (i) the TIF Revenues derived from any of the Increment Districts may properly be utilized to pay any and all Project Costs within the Project Area; and (ii) it is proper and may be appropriate (at the discretion of the City) to pledge TIF Revenues from any or all of the Increment Districts to the repayment of TIF Bonds. Therefore, with respect to each of the Increment Districts:

A. Methods of Financing. It is expected that the Project Costs will be paid from proceeds of the Authority's TIF Bonds. Payment of principal and interest due on the TIF Bonds will be paid from available TIF Revenues. Certain Project Costs may be directly paid by a third party developer (including the Developers) or the City and reimbursed from proceeds of the TIF Bonds. Alternately, certain Project Costs may also be directly paid by a third party developer or the City and reimbursed from TIF Revenues in excess of those needed for debt service on the TIF Bonds. Certain other costs of the Project may be paid from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated, including proceeds of certain debt obligations issued by the Authority and secured by a pledge of general sales tax, utility, or other available revenues.

B. Expected Sources of Revenues. The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from one or more of the following sources of revenues:

(i) *Ad Valorem Increment Revenues.* In accordance with the provisions of the Local Development Act, the Ad Valorem Increment Revenues are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;

- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid; and
- (e) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the Grady County Treasurer to a special fund to be known as the "Increment District No. [] - Apportionment Fund" (hereinafter, the "**Apportionment Fund**"), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) one-half (50.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-half (50.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all project costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

- (ii) *Sales Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Sales Tax Increment Revenues are to be apportioned and

set aside from all other sales and use taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

Provided, however, the remaining unapportioned incremental sales and use tax revenues derived from the Increment District, as of the date of this Project Plan representing the equivalent of 2.125% of the total 4.25% sales and use tax levied by the City, shall be retained by the City and utilized for any lawful purpose consistent with the aforementioned Code of Ordinances. For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the Mayor of the City shall certify as the "base sales tax amount" the annual sales taxes received by the City that were generated within the area comprising the Increment District during the calendar year immediately preceding the Commencement Date of the respective Increment District. If necessary for such certification, said base amount may be determined using reasonable estimates prepared by the City Clerk. Fifty percent (50%) of the sales and use tax generated within or sourced to the Increment District and received by the City which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the "increment" subject to apportionment by this section. In addition to sales and use tax generated from retail sales, the Sales Tax Increment Revenues shall include sales and use tax generated from actual construction occurring within the Increment District. The City shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The City shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of

such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Sales Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of sales and use taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iii) *Hotel Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Hotel Tax Increment Revenues are to be apportioned and set aside from all other hotel/motel taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

Provided, however, the remaining unapportioned incremental hotel/motel tax revenues derived from the Increment District, as of the date of this Project Plan representing the equivalent of 4.0% of the total 8.0% hotel/motel tax levied by the City, shall be retained

by the City and utilized on a pro rata basis for any lawful purpose consistent with the aforementioned Hotel Tax Ordinance. For purposes of determining the incremental portion of the hotel/motel taxes generated within the Increment District, the Mayor of the City shall certify as the "base lodging tax amount" the annual hotel/motel taxes received by the City that were generated within the area comprising the Increment District during the calendar year immediately preceding the Commencement Date of the respective Increment District. If necessary for such certification, said base amount may be determined using reasonable estimates prepared by the City Clerk. Fifty percent (50%) of the hotel/motel tax revenue generated within the Increment District and received by the City which are in excess of such base amount, shall be considered to be the "increment" subject to apportionment by this section.

Pursuant to the Local Development Act, the Hotel Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Hotel Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of hotel/motel taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iv) *Leverage Act Increment Revenues.* In accordance with the provisions of the Local Development Act, the Leverage Act Increment Revenues are to be apportioned and set aside from all other revenues generated within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;

(c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and

(d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

The City shall establish procedures related to application under the Leverage Act for sales and use tax matching funds. It is hereby recognized that any Leverage Act Increment Revenues represent a substantial economic benefit to the City and the development of the Project, and the City and the Authority shall take all reasonable actions necessary to maximize the Leverage Act Increment Revenues.

Pursuant to the Local Development Act, the Leverage Act Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Leverage Act Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of matching incentive funds pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the City or the Authority or pursuant to a development agreement between the City and the Developers, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

C. Time When Costs Or Monetary Obligations Are To Be Incurred. It is estimated that the time frame for incurring most of the Project Costs will be within ten to twelve years from the date of approval of this Project Plan; however, certain Project Costs will not be incurred until appropriate development projects within the Increment District are identified by the City. It is anticipated that most Project Costs will be paid from proceeds of TIF Bonds issued by the Authority, provided however, certain Project Costs may be directly paid or reimbursed from apportioned TIF Revenues.

D. Flow of Funds; Excess Revenues.

During the term of the Increment Districts, TIF Revenues shall be utilized as follows:

- FIRST: The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND: If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD: The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH: If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH: Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, and (b) any remaining Sales Tax Increment Revenues and/or Hotel Tax Increment Revenues shall be transferred to the City for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act. Any remaining Leverage Act Increment Revenues either shall be treated appropriately as ad valorem tax revenue, sales and use tax revenue, or hotel/motel tax revenue, and shall be transferred as set forth in (a) and (b) herein, or, if required by the Leverage Act, shall be returned to the State of Oklahoma.

XI. FINANCING REVENUE SOURCES

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of Ad Valorem Increment Revenues for the Downtown Chickasha Project and the Highway 62 Corridor Project combined, it is estimated that approximately \$10.54 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment Districts, with approximately \$5.27 million available to be utilized for Project Costs and approximately \$5.27 million apportioned to the affected ad valorem taxing jurisdictions. The initial projections of Ad Valorem Increment Revenues are based upon an estimated \$5.27 million initial taxable capital investment, an 11% assessment rate for real property, an 11% assessment rate for business personal property, an approximately 10.464% millage levy within the Increment Districts (based on the 2023 levy rates), and assuming no annual appreciation in the taxable property values.

Based on the initial projections of Sales Tax Increment Revenues for the Downtown Chickasha Project and the Highway 62 Corridor Project combined, it is estimated that approximately \$57.2 million could be generated by the incremental increase in sales and use tax revenue during the term of the Increment Districts, with approximately \$28.6 million available for allocation to Project Costs and approximately \$28.6 million retained by the City. The initial projections of incremental sales and use tax revenue are based upon the projected revenues generated within the Increment Districts from the levy of an aggregate total of three and three-fourths percent (3.75%) sales and use tax on new construction within the Increment Districts and new retail and other space generating approximately \$1.346 billion in gross taxable sales during the term of the Increment Districts.

Based on the initial projections of Sales Tax Increment Revenues for the Downtown Chickasha Project and the Highway 62 Corridor Project combined, it is estimated that approximately \$3.44 million could be generated by the incremental increase hotel/motel tax revenue during the term of the Increment Districts, with approximately \$1.72 million available for allocation to Project Costs and approximately \$1.72 million retained by the City. The initial projections of incremental hotel/motel tax revenue are based upon the projected revenues generated within the Increment Districts from the levy of an aggregate total of eight percent (8.0%) room occupancy tax within the Increment Districts and occupancy generating approximately \$43.047 million in gross occupancy sales during the term of the Increment Districts.

Additional TIF Revenues may be realized through state matching incentive payments made pursuant to the Leverage Act, as set forth in Section X(B)(iv) above (i.e. the Leverage Act Increment Revenues). Based on the initial projections of revenue and the level of apportionment of sales and use tax and hotel/motel tax to Project Costs, state matching payments could make available up to an additional \$30.32 million for Project Costs, although it is expected that only a portion of the taxable transactions may qualify for state matching incentive payments.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Grady County Assessor and subject to change by voters of the applicable taxing jurisdiction at an election(s) held for such purpose, (ii) the total net capital investment resulting from development within the Increment Districts, (iii) the timing of the development; (iv) the impact of the specific nature of the actual retail investment on projected sales per square foot, and (v) the availability, occupancy, and rates and charges established for lodging establishments within the Increment Districts.

The realization of the TIF Revenues is directly dependent on the City's ability to attract development proposals on a magnitude necessary to fully develop the area within the Increment Districts during the term of the Increment Districts. The Downtown Chickasha Project and Highway 62 Corridor Project assumptions represent the initial estimations of the City of potential development opportunities. The City anticipates that additional development of the Increment Districts could result in substantial additional TIF Revenues beyond the initial projections. The anticipated development, including specifically the Downtown Chickasha Project and the Highway 62 Corridor Project, along with the necessary Infrastructure Costs, is more fully discussed in Exhibit "E". Preliminary site development plans for certain development projects proposed as part of the Downtown Chickasha Project are included as Exhibit "F". As appropriate,

the Authority and/or the City may enter into economic development agreements with developers as required by the Local Development Act.

Certain TIF Projects may be designed and/or constructed by the City. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the City or the Authority, and may include (i) reimbursement of the City or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to a third party developer(s) for certain public infrastructure and/or other site improvements constructed on behalf of the City in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS

The Ad Valorem Increment Revenues, the Sales Tax Increment Revenues, and the Hotel Tax Increment Revenues (estimated at a total of approximately \$35.6 million over the respective terms of the Increment Districts based on the projected development of the Project, but not including potential Leverage Act matching incentive funds from the State), of which portions will serve as all or a portion of the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Additionally, the various taxing jurisdictions may realize additional ad valorem tax and/or sales and use tax revenue from additional development outside the boundaries of the Increment Districts.

Construction of the improvements and subsequent development should have a positive impact on total employment in the City's metropolitan area, including temporary construction jobs and permanent positions at the Company's facilities. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the City's metropolitan area.

This Project Plan includes certain projections and estimates, which are based on the current expectations or beliefs of third party developer(s) and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

The publicly financed Project Costs in the amount of \$581.6 million, as authorized by this Project Plan, represent approximately 86.36% of the projected total public and private investment

for the Project, which including anticipated expenditures by or on behalf of commercial or governmental entities within the Increment Districts, could exceed \$673.43 million.

XIV. MISCELLANEOUS PROVISIONS

A. Zoning Conditions. The property within the boundaries of Increment District “A” is primarily zoned Commercial. The property within the boundaries of Increment District “B” is zoned a mix of Commercial, Industrial, and Agricultural. It is reasonably anticipated that zoning changes, potentially including a planned unit development, may be proposed in connection with the Downtown Chickasha Project and/or the Highway 62 Corridor Project. Other than zoning adjustments to accommodate the proposed Project, no changes in the ordinances of the City of Chickasha are contemplated under this Project Plan. Development is anticipated to occur in accordance with current zoning requirements, with appropriate adjustments as approved by the City. The proposed project conforms to the comprehensive plan for the City of Chickasha, as amended. A map showing the existing uses and conditions of the real property is included as Exhibit “G”.

B. Annual Reports. In accordance with Section 867 of the Local Development Act, following the end of each fiscal year, the City shall prepare and submit a report to the chief executive officer of each taxing entity that levies ad valorem taxes on property within each Increment District. At the time of submitting the report, the City shall also publish a notice and summary of the report in a newspaper of general circulation.

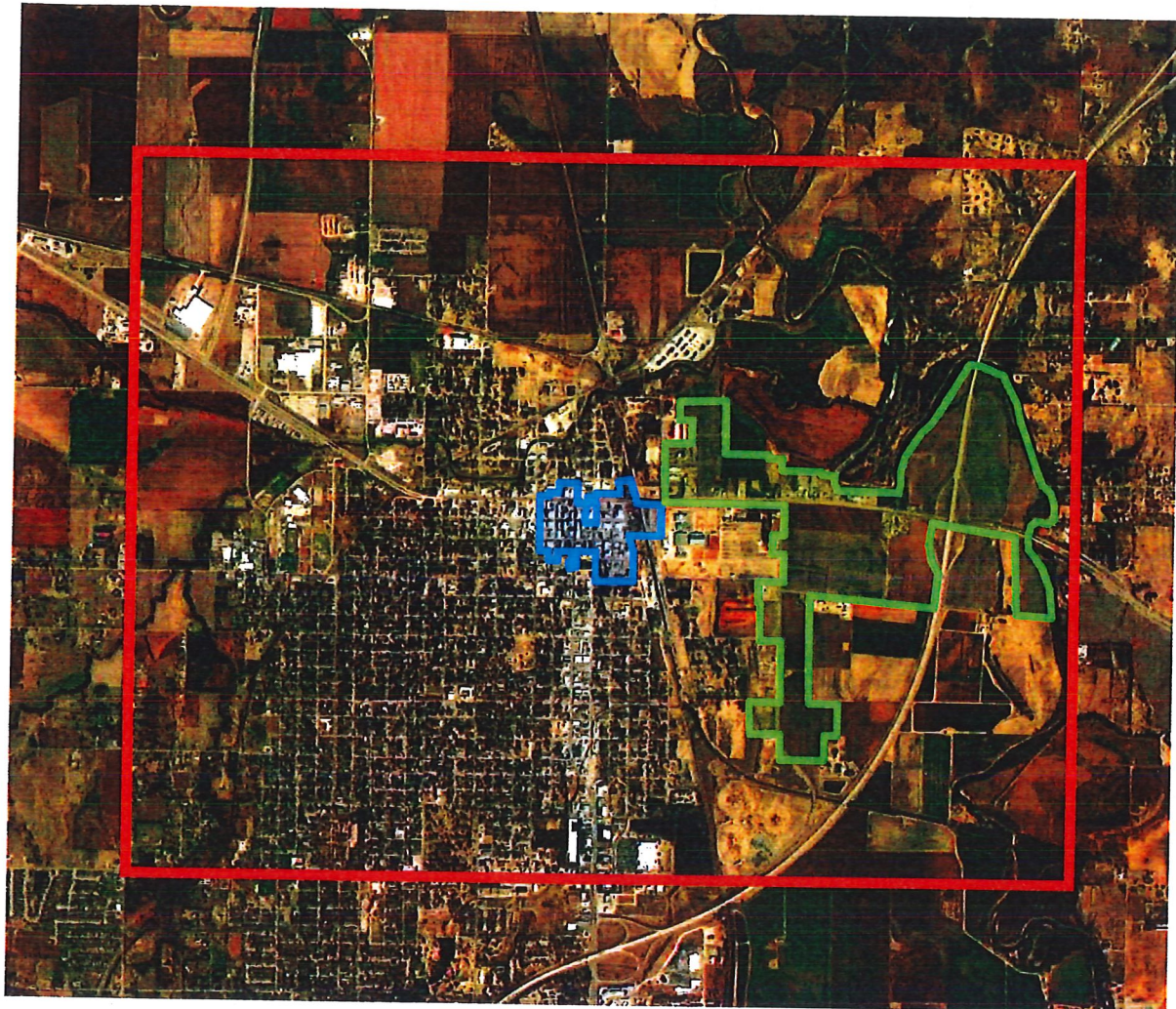
XV. SEVERABILITY OF INVALID PROVISIONS

If any part, term, or provision of this Project Plan is held by a court of competent jurisdiction to be illegal, in conflict with any law or otherwise invalid, the remaining parts, terms, and/or provisions shall be considered severable and not be affected by such determination, and the rights and obligations of any parties to development agreements (as described herein and pursuant to the Local Development Act) shall be construed and enforced as if the Project Plan did not contain the particular part, term or provision held to be illegal or invalid.

EXHIBIT "A"

MAP OF ECONOMIC DEVELOPMENT PROJECT AREA

The boundaries of the Project Area associated with the Increment Districts contain an area comprising all of Sections 20 through 23, 26 through 29, and Sections 32 through 35, Township 7 North, Range 7 West, Grady County, Oklahoma. The Project Area is bordered on the south by Grand Avenue, on the west by 29th Street, on the north by County Road 1340, and on the east by County Road 2860.



* Project Area is outlined by red border. Increment District "A" boundaries contained within the blue border. Increment District "B" boundaries contained within the green border.

EXHIBIT "B"

PROJECT AREA LEGAL DESCRIPTION

INCREMENT DISTRICT PROJECT AREA

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

All of Sections 20 through 23, 26 through 29, and Sections 32 through 35,
Township 7 North, Range 7 West, Grady County, Oklahoma.

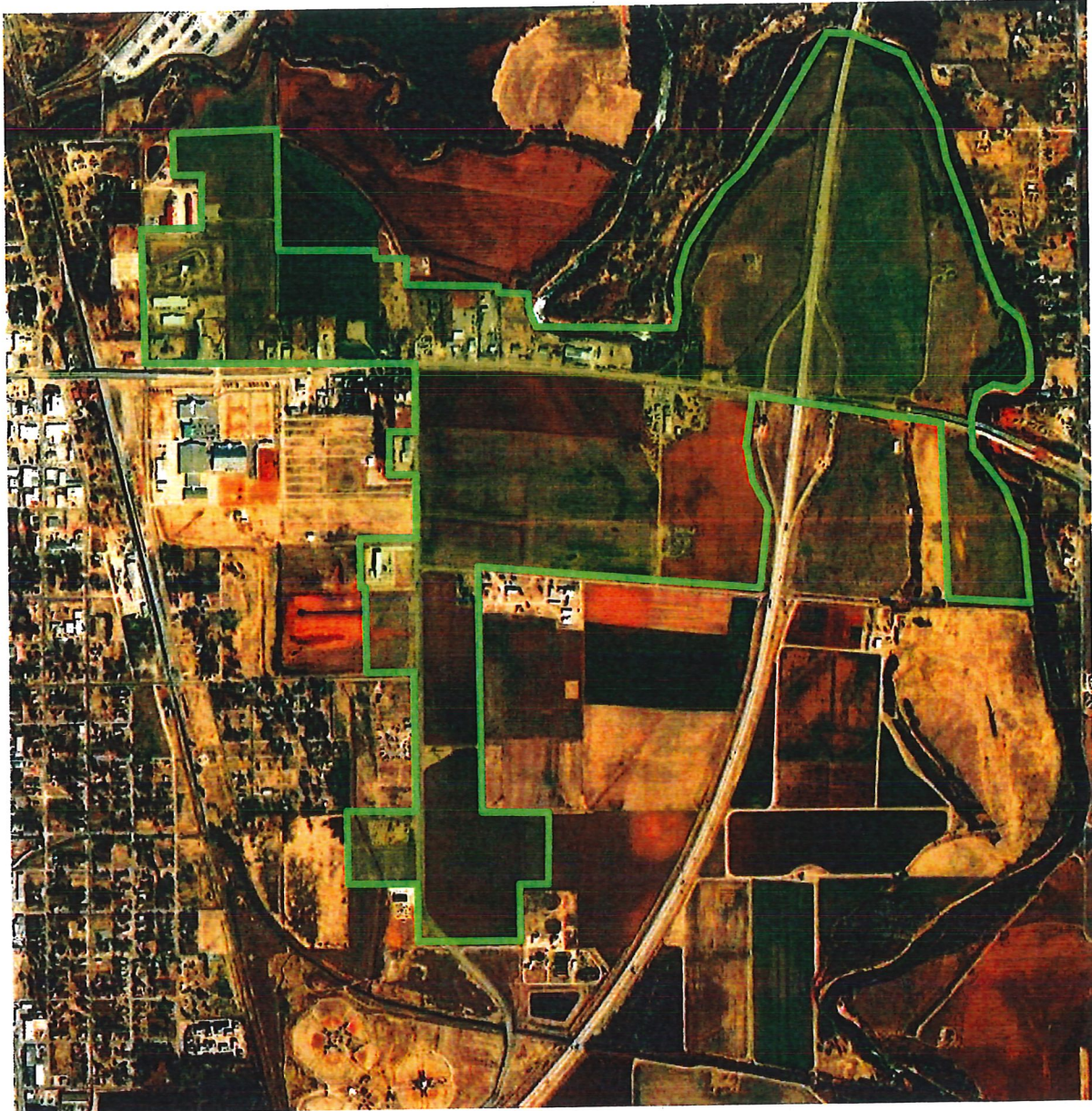
INCREMENT DISTRICT "A"

[illegible]

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INCREMENT DISTRICT "B"

The boundaries of Increment District "B" contain an area generally described as the Highway 62 Corridor, an area bordered on the north by the Chickasha municipal boundaries south of the Washita River, on the east by the municipal boundaries surrounding the H.E. Bailey Turnpike interchange, on the south by Tollbridge Road/Grand Avenue, and on the west by the Union Pacific railway.



* Increment District "B" boundaries contained within the green border.

EXHIBIT "D"

INCREMENT DISTRICT LEGAL DESCRIPTIONS

INCREMENT DISTRICT "A"

The composite legal description for Increment District "A" is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[TO BE PROVIDED]

The following Tracts 1-302 are approximately representative of the Increment District "A" boundaries shown on the map in Exhibit "C".

[See following page]

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills
2023 Assessed
Estimated 2023

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes
1	C001-00-032-001-0-000-00	28-07-07-21700 LOTS 1 & 2 BLK 32 CHICKASHA-OT	0.19	228 N 6th Street Chickasha, Ok	40,313	5,615	564
2	C001-00-032-004-0-000-00	28-07-07-21800 ALL LOTS 4 THRU 10 BLK 32 CHICKASHA-OT	0.66	206 N 6th Street Chickasha, Ok	53,566	5,895	613
3	C001-00-032-011-0-000-00	28-07-07-21900 W 100' OF LOTS 11-12-13-14 BLK 32 CHICKASHA-OT	0.23	528 Choclaw Chickasha, Ok 731	450,315	49,534	5,151
4	C001-00-032-003-0-000-00	28-07-07-21750 ALL LOT 3 BLK 32 CHICKASHA-OT	0.09	220 N 6th Street Chickasha, Ok	55,752	6,133	638
5	C001-00-032-011-0-001-00	28-07-07-21950 E 65' OF LOTS 11-12-13-14 BLK 32 CHICKASHA-OT	0.15	516 Choclaw Chickasha, OK 731	105,552	11,610	1,207
6	C668-00-032-001-0-000-00	28-07-07-22000 ALL LOTS 1 THRU 6 BLK 32 STEWARTS SUB-DIV	0.63	205 N 5th Street Chickasha, Ok	150,415	16,545	1,721
7	C001-00-032-021-0-000-00	28-07-07-22050 ALL LOTS 21-22-23-24-25 BLK 32 CHICKASHA-OT	0.53	502 W. Choclaw Chickasha, OK	578,345	63,618	6,616
8	C001-00-032-026-0-000-00	28-07-07-22100 ALL LOT 26 BLK 32 CHICKASHA-OT	0.09	KENDALL, MARY SUE & KEVIN RAY	13,028	1,433	149
9	C001-00-031-012-0-000-00	28-07-07-21150 ALL LOTS 12-13-14 BLK 31 CHICKASHA-OT	0.28	ROSS SEED COMPANY	19,948	2,194	228
10	C001-00-031-010-0-000-00	28-07-07-21100 ALL LOTS 10-11 BLK 31 CHICKASHA-OT	0.19	ROSS SEED COMPANY	337,513	37,126	3,861
11	C001-00-031-008-0-000-00	28-07-07-21050 ALL LOTS 6-7-8-9 BLK 31 CHICKASHA-OT	0.38	ROSS SEED & GRAIN CO INC.	38,028	4,183	435
12	C001-00-031-001-0-000-00	28-07-07-21000 ALL LOTS 1-2-3-4-5 BLK 31 CHICKASHA-OT	0.47	GRADY CO. CRIMINAL JUSTICE AUT	-	-	-
13	C001-00-031-015-0-000-00	28-07-07-21200 ALL LOT 15 BLK 31 CHICKASHA-OT	0.09	MOLLETT, DARRELL & BRENDA REV TRUST	47,559	5,232	544
14	C001-00-031-016-0-000-00	28-07-07-21250 ALL LOT 16 BLK 31 CHICKASHA-OT SHOOT THE MOON & APARTMENT ON SAME LOT/APARTMENT ADDRESS IS 424 W. CHOCTAW	0.09	MOLLETT, DARRELL & BRENDA KAY	47,559	5,232	544
15	C001-00-031-017-0-000-00	28-07-07-21300 ALL LOTS 17-18 BLK 31 CHICKASHA-OT	0.19	MOLLETT, ALVIN DARRELL & JOR BRENDA KAY	108,181	11,900	1,237
16	C001-00-031-019-0-000-00	28-07-07-21350 ALL LOTS 19-20 BLK 31 CHICKASHA-OT	0.19	ADVANTAGE RENT TO OWN, INC.	133,799	14,718	1,531
17	C001-00-031-021-0-000-00	28-07-07-21400 ALL LOTS 21-22 BLK 31 CHICKASHA-OT	0.19	ROSS SEED & GRAIN CO INC.	81,030	8,914	927
18	C001-00-031-023-0-000-00	28-07-07-21450 ALL LOT 23 BLK 31 CHICKASHA-OT	0.09	ROSS SEED & GRAIN CO INC.	41,368	4,550	473
19	C001-00-031-024-0-000-00	28-07-07-21500 ALL LOT 24 BLK 31 CHICKASHA-OT	0.09	HICKS COMPANY INC.	44,709	4,918	511
20	C001-00-031-025-0-000-00	28-07-07-21550 ALL LOTS 25-26 BLK 31 CHICKASHA-OT	0.19	GRADY COUNTY	Tax Exempt	-	-
21	C001-00-031-027-0-001-00	28-07-07-21650 S 1207' OF LOTS 27-28 BLK 31 CHICKASHA-OT	0.14	201 N 4TH	Tax Exempt	-	-
22	C001-00-031-027-0-003-00	28-07-07-21600 N 445' OF LOTS 27-28 BLK 31 CHICKASHA-OT	0.05	BUZIN, STEPHEN H. & CARLA D.	47,559	5,232	544
23	C001-00-030-012-0-003-00	28-07-07-20550 N 38' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT	0.07	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
24	C001-00-030-012-0-002-00	28-07-07-20500 S 45' OF N 84' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT	0.08	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
25	C001-00-030-012-0-001-00	28-07-07-20450 N 41' OF S 81' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT	0.07	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
26	C001-00-030-012-0-000-00	28-07-07-20400 S 40' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT	0.07	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
27	C001-00-030-008-0-000-00	28-07-07-20350 ALL LOTS 8-9-10-11 BLK 30 CHICKASHA-OT	0.38	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
28	C001-00-030-001-0-000-00	28-07-07-20300 ALL LOTS 1 THRU 7 BLK 30 CHICKASHA-OT	0.66	GRADY COUNTY	Tax Exempt	-	-
29	C001-00-030-015-0-000-00	28-07-07-20600 ALL LOTS 15-22 BLK 30 CHICKASHA-OT	0.76	GRADY COUNTY	Tax Exempt	-	-
30	C106-00-030-008-0-000-00	28-07-07-20950 ALL LOTS 8-9 BLK 30 BURTSCHI SUB-DIV	0.28	GRADY COUNTY	Tax Exempt	-	-
31	C106-00-030-006-0-000-00	28-07-07-20900 ALL LOT 6-7 BLK 30 BURTSCHI SUB-DIV	0.05	DOKE, KEEGAN V. & LYDIA	41,964	4,616	480
32	C106-00-030-005-0-000-00	28-07-07 LOT 5 BLOCK 30 BURTSCHI SUB-DIVISION	0.05	DOKE, KEEGAN V. & LYDIA	28,012	3,082	320
33	C106-00-030-004-0-000-00	28-07-07-20800 ALL LOT 4 BLK 30 BURTSCHI SUB-DIV	0.03	IVY, RATCLIFF & CHASTEEN P.C.	28,016	3,081	320
34	C106-00-030-002-0-000-00	28-07-07-20700 ALL LOT 2 & 3 BLK 30 BURTSCHI SUB-DIV	0.09	IVY, RATCLIFF & CHASTEEN P.C.	55,349	6,088	633
35	C106-00-030-002-0-000-00	28-07-07-20650 ALL LOT 1 BLK 30 BURTSCHI SUB-DIV	0.09	NELSON, JOE BOB	65,392	7,193	748
36	C001-00-029-011-0-000-00	28-07-07-20150 ALL LOTS 11-12-13-14 BLK 29 CHICKASHA-OT	0.38	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
37	C001-00-029-008-0-000-00	28-07-07-05350 ALL LOTS 8-9-10 BLK 29 CHICKASHA-OT	0.28	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
38	C001-00-029-005-0-000-00	28-07-07-05300 ALL LOTS 5-6-7 BLK 29 CHICKASHA-OT	0.28	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
39	C001-00-029-003-0-000-00	28-07-07-05250 ALL LOTS 3-4 BLK 29 CHICKASHA-OT	0.19	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
40	C001-00-029-001-0-000-00	28-07-07-05200 ALL LOTS 1-2 BLK 29 CHICKASHA-OT	0.19	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
41	C001-00-029-015-0-000-00	28-07-07-20200 ALL LOTS 15-16 BLK 29 CHICKASHA-OT	0.19	BRET BURNS REAL ESTATE, LLC	70,304	7,733	804
42	C001-00-029-017-0-000-00	28-07-07-20250 ALL LOTS 17-18 BLK 29 CHICKASHA-OT	0.19	HART, LISA WILSON-NINA CLAY WILSON-AMELIA CLAY HART	80,418	8,846	920
43	C001-00-029-019-0-000-00	28-07-07-05400 BLK 29 ALL LOTS 19-20 (ADIA BG SW/C LT 19 TH N 165' TO NW 1/4 LT 19 TH E 50' TO NE 1/4 LT 20 TH S 158' TO PT ON THE PERMANENT N ROW LINE OF US HWY #62 TH S 81 DEG 58 MIN 51 SEC W ALG ROW FOR S 0.64' TO BG	0.19	HART, LISA WILSON-NINA CLAY WILSON-AMELIA CLAY HART	12,981	1,428	148
44	C001-00-029-021-0-000-00	28-07-07-05450 ALL LOTS 21 THRU 28 BLK 29 CHICKASHA-OT	0.76	HART, LISA WILSON-NINA CLAY WILSON-AMELIA CLAY HART	83,097	9,141	951
45	C001-00-29A-000-0-001-00	28-07-07-05550 ALL OF BLOCK 29-A LESS - THE S 45' CHICKASHA-OT	0.23	VICTOR VALLEY MORTUARY, INC	56,205	6,182	643
46	C001-00-29A-000-0-000-00	28-07-07-05500 ALL S OF ROCK ISLAND RR SPUR (S 45') BLK 29A	0.07	STATE OF OKLAHOMA	Tax Exempt	-	-

INCREMMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
47	0000-27-07N-07W-3-007-00	27-07-07-04250 BEG 10' FROM THE CENTERLINE OF GRANTOR'S TRACK #25 AS MEASURED AT R ANGLES FROM SAID TRACK AS SAID TRACK IS CURRENTLY LAID OUT & LOCATED IN CITY OF CHICKASHA, SAID PT ALSO BEING LOCATED ON ELY SIDE OF RR ST AS CURRENTLY LAID OUT AND LOCATED IN CITY OF CHICK, SAID PT ALSO BEING POB TH SELY ON ELY SIDE OF SAID RR ST APPROX 375' ML TO INTERSECT WITH A LINE 30' SLY OF & PARALLEL TO SLY LINE OF THAT CERTAIN OVERHEAD VIADUCT TH ELY ALG LAST LINE INTERSECTED 250' W	3.02	Chett Hitt	71,953	7,915	823
		VICTOR VALLEY MORTUARY, INC					
48	C001-00-316-011-0-000-00	27-07-07-14600 LOT 11 BLK 316 CHICKASHA-OT	0.66	-	-	-	-
49	C001-00-316-012-0-000-00	27-07N-07W LOT 12 BLK 316 CHICKASHA-OT	0.69	203 GENEVIEVE	-	-	-
50	C001-00-039-003-0-000-00	28-07-07-28450 LOTS 1 THRU 6 BLK 39 CHICKASHA-OT	0.62	116 N 6TH	97,071	10,094	-
51	C001-00-039-007-0-000-00	28-07-07-28500 ALL LOTS 7-8 & N 50' (496') LOT 9 BLK 39 CHICKASHA-OT	0.22	513 CHOCTAW	882,470	9,308	988
52	C001-00-039-010-0-000-00	28-07-07-25550 N 50' (496') LOTS 10-11-12 BLK 39 CHICKASHA-OT	0.10	501 CHOCTAW	31,837	3,502	364
53	C001-00-039-009-0-000-00	28-07-07-25600 N 909' OF S 115' LOTS 9-10-11-12 BLK 39 CHICKASHA-OT	0.24	-	60,618	6,668	693
54	C001-00-039-009-0-001-00	28-07-07-25650 S 243' LOTS 9-10-11-12 LESS 15' OFF W SIDE OF LOT 9 FOR ALLEY PURPOSES BLK 39 CHICKASHA-OT	0.06	-	7,972	876	91
55	C001-00-040-012-0-000-00	28-07-07-28450 N 65' OF LOTS 12-13-14 & N 20' 2 1/2' OF S 100' LOTS 12-13-14 BLK 40 CHICKASHA-OT	0.15	124 N 5TH	122,000	13,420	1,396
56	C001-00-040-012-0-003-00	28-07-07-26600 N 199' OF S 59' 10' LOTS 12-13-14 & N 199' OF S 799.5' OF LOTS 12-13/14 BLK 40 CHICKASHA-OT	0.07	122 N 5TH	97,729	10,753	1,118
57	C001-00-040-012-0-002-00	28-07-07-26550 N 199' 1/2' OF S 403' OF LOTS 12-13-14 BLK 40 CHICKASHA-OT	0.03	118 N 5TH	69,752	7,672	798
58	C001-00-040-012-0-001-00	28-07-07-26500 S 205' 1/2' OF LOTS 12-13-14 BLK 40 CHICKASHA-OT	0.04	116 N 5TH	40,719	4,479	466
59	C001-00-040-010-0-000-00	28-07-07-28400 ALL LOTS 10-11 BLK 40 CHICKASHA-OT	0.19	-	-	-	-
60	C001-00-040-008-0-000-00	28-07-07-28350 ALL LOTS 8-9 BLK 40 CHICKASHA-OT	0.19	-	-	-	-
61	C001-00-040-007-0-000-00	28-07-07-28300 ALL LOT 7 BLK 40 CHICKASHA-OT	0.09	-	-	-	-
62	C001-00-040-007-0-000-00	28-07-07-28250 ALL LOTS 1 THRU 6 BLK 40 CHICKASHA-OT	0.57	117 N 4TH	-	-	-
63	C575-00-041-001-0-000-00	28-07-07-27500 ALL LOTS 1-2 BLK 41 SAYERS SUB-DIV	0.10	-	14,898	1,639	170
64	C575-00-041-003-0-000-00	28-07-07-27550 ALL LOTS 3-4 BLK 41 SAYERS SUB-DIV	0.10	122 N 4TH	135,664	14,923	1,552
65	C575-00-041-005-0-000-00	28-07-07-27600 ALL LOT 5 LESS 6 1/2' BLK 41 SAYERS SUB-DIV	0.04	120 N 4TH	85,566	9,412	979
66	C575-00-041-006-0-000-00	28-07-07-27650 S 6 1/2' LOT 5 & ALL LOTS 6 & 7 BLK 41 SAYERS SUB-DIV	0.11	118 N 4TH	282,395	28,864	3,002
67	C001-00-041-010-0-000-00	28-07-07-27450 ALL LOT 10 BLK 41 CHICKASHA-OT	0.09	319 W CHOCTAW	196,805	21,648	2,251
68	C001-00-041-009-0-000-00	28-07-07-27400 ALL LOT 9 BLK 41 CHICKASHA-OT	0.09	317 W CHOCTAW	114,170	12,559	1,306
69	C001-00-041-008-0-000-00	28-07-07-27350 ALL LOT 8 BLK 41 CHICKASHA-OT	0.09	315 W CHOCTAW	98,014	10,762	1,121
70	C001-00-041-008-0-000-00	28-07-07-27300 ALL LOTS 6-7 BLK 41 CHICKASHA-OT	0.19	-	31,908	3,510	365
71	C515-00-041-001-0-000-00	28-07-07-27200 ALL LOTS 1-2-3 POST OFFICE SUB-DIV OF BLK 41	0.22	-	27,849	3,063	319
72	C515-00-041-004-0-000-00	28-07-07-27250 ALL LOTS 4-5-6 POST OFFICE SUB-DIV OF BLK 41	0.26	121 N 3RD	64,988	7,149	743
73	C575-00-042-001-0-000-00	28-07-07-28400 ALL LOTS 1 THRU 7 BLK 42 SAYERS SUB-DIV	0.34	-	187,207	20,593	2,141
74	C001-00-042-010-0-000-00	27-07-07-05750 ALL LOT 10 BLK 42 CHICKASHA-OT	0.09	-	4,557	501	52
75	C001-00-042-004-0-000-00	27-07-07-05700 ALL LOTS 4 THRU 9 BLK 42 CHICKASHA-OT	0.57	-	35,096	3,861	402
76	C001-00-042-001-0-000-00	27-07-07-05650 ALL LOTS 1-2-3 BLK 42 CHICKASHA-OT	0.28	117 N 2ND	288,833	31,772	3,304

INCREMNET DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills

2023 Market Value

2023 Assessed Value

Estimated 2023 Taxes

Parcel ID	Shortland Legal Description	Record Owner	Acres	Address	Value	Taxes
77	27-07-07-06200 8G AT PT WHERE PERMINAENT S ROW LINE HWY 62 INTERS. W LINE BLK 43 S OF NW/C LOT 5 TH N 51 DEG 15 MIN 50 SEC E ALONG ROW LINE 32.01' S 76 DEG 01 MIN 56 SEC E 106.07' TO PT ON E LINE LOT 1 TH S ALONG SAID E LINE 79.95' TO SE/C LOT 1 TH W ALONG S LINE LOT 1/5 146.03' TO SW/C LOT 5 TH N ALONG W LINE LOT 5 85' TO BEG. (29 AC) BLK 43 CHICKASHA-OT	MYERS, RAYMOND J.	0.27	118 N 2ND	45,603	5,016
78	27-07-07-06250 ALL LOTS 6 THRU 12 BLK 43 CHICKASHA-OT LESS E 24' OF S 100' OF LOT 10 & S 100' OF LOTS 11 & 12 BLOCK 43	CHICKASHA HOUSING PARTNERS	0.46	124 CHICKASHA	1,068,798	117,568
79	27-07-07-04400 BEG 82.3'E OF NE/C BLK 44, CHICK. SAID PT BEING ON CR&P RR ROW TH S 13 DEG 27 MIN E 142.8' TH N 76 DEG 33 MIN E 275' SAID PT BEING 25' FROM CENTER-LINE OF MAIN TR; TH N 13 DEG 27 MIN W 567.5', SAID LINE BEING PARALLE L TO MAIN TRACK TH S 82 DEG 07 MIN W 276.3' TO W ROW LINE OF RR TH S 13 DEG 27 MIN E 451.5' TO POB LESS COMM NE/C BLOCK 44 TH N 89 DEG 51'43"E 82.24'; TH N 13 DEG 31'49"W 102.82' TO POB; TH N 59 DEG 44'39"E 171.62'; TH N 13 DEG 42'20"W 263.92'; TH S 76 DEG 22'45"W 163.55'; TH S 13 DEG 31'49"E 313.06' TO POB (ROCK ISLAND BLD)	CHICKASHA MUNICIPAL AUTHORITY	3.67	-	Tax Exempt	-
80	27-07-07-14650 ALL LOTS 3 THRU 8 BLK 317 CHICKASHA-OT	GRADY COUNTY	1.89	-	Tax Exempt	-
81	27-07-07-14700 ALL LOT 9 BLK 317 CHICKASHA-OT	MOON, W.O. JR. & BRYON CHRISTOPHER MOON	0.20	-	1,223	135
82	27-07-07-04150 BEG NW/C SW/4 TH E ALG N LINE SW/4 APPROX. 590' MIL TO PT ON W ROW LINE CR&P RR ALSO BEING E LINE RR ST AS PRESENTLY EVIDENCED, MONUMENTED & RECORDED IN CHICKASHA, OK S 14 DEG 2 ALG CR&P W PROP LINE BEING E LINE R R ST. FOR 260' MIL TO POB N 76 DEG E AT RIGHT ANGLE TO LAST DESC. LINE A DIST OF 275' TO PT 25' W/4 OF GRANTOR'S MAIN TR CENTER-LINE S 14 DEG E MIL ALG LINE 25' W/4 OF & PIW SAID MAIN TRACK A DIST OF 880' MIL W AT RIGHT ANGLE TO LAST DESC. LINE A D IST OF 385' MIL TO SW/C LOT 4 BLK 60 B, CHICKASHA TH NE/4 ALG W LINE BLK 60 B & E LINE RR ST. 415' MIL TO PT, N 13 DEG W 450' MIL TO POB (5.93 ACS)	CHICKASHA MUNICIPAL AUTHORITY	5.93	-	Tax Exempt	-
83	28-07-07-26200 ALL LOTS 25-26 BLK 39 CHICKASHA-OT	CHICKASHA MUNICIPAL AUTHORITY	0.19	100 N 6TH	Tax Exempt	-
84	28-07-07-26100 ALL LOT 24 BLK 39 CHICKASHA-OT	MCNATT COMMERCIAL INVESTMENTS LLC	0.09	524 W CHICKASHA	91,214	10,033
85	28-07-07-26100 ALL LOT 23 BLK 39 CHICKASHA-OT	MCNATT COMMERCIAL INVESTMENTS LLC	0.09	522 W CHICKASHA	61,894	6,809
86	28-07-07-26050 ALL LOT 22 BLK 39 CHICKASHA-OT	JODZKO, GAIL & SABRINA MARTIN	0.09	520 CHICKASHA	63,316	6,966
87	28-07-07-26000 ALL LOT 21 BLK 39 CHICKASHA-OT	TIBBETTS, E. JIM REV TRUST	0.09	518 W CHICKASHA	56,436	6,208
88	28-07-07-25900 ALL LOTS 19-20 BLK 39 CHICKASHA-OT	SOLID GOLD INVESTMENTS GROUP LLC	0.19	516 W CHICKASHA	121,917	13,411
89	28-07-07-25800 ALL LOT 18 BLK 39 CHICKASHA-OT	KMC INVESTMENTS LLC	0.09	512 CHICKASHA	110,250	12,127
90	28-07-07-25850 ALL LOT 17 BLK 39 CHICKASHA-OT	ALLIANCE OIL & GAS CO.	0.09	510 CHICKASHA	41,938	4,613
91	28-07-07-25900 ALL LOT 16 BLK 39 CHICKASHA-OT	ALLIANCE OIL & GAS CO.	0.09	508 CHICKASHA	82,612	9,087
92	28-07-07-25750 ALL LOT 15 BLK 39 CHICKASHA-OT	ALLIANCE OIL & GAS CO.	0.09	506 CHICKASHA	101,042	11,114
93	28-07-07-25700 ALL LOTS 13-14 BLK 39 CHICKASHA-OT	THE PRODUCTION HOUSE, LLC	0.19	502 CHICKASHA	175,000	19,250
94	28-07-07-25700 ALL LOTS 13-14 BLK 39 CHICKASHA-OT	CORVIDAE HOLDINGS, LLC	0.19	426 CHICKASHA	192,937	21,223
95	28-07-07-26800 ALL LOT 17 BLK 40 CHICKASHA-OT	THE CRAZY EIGHT CAFE, LLC	0.09	424 CHICKASHA	86,821	9,551
96	28-07-07-26850 ALL LOT 18 BLK 40 CHICKASHA-OT	HARRIS, DARRELL G. & MITZY A.	0.09	422 CHICKASHA	85,153	7,167
97	28-07-07-26900 ALL LOTS 19-20 BLK 40 CHICKASHA-OT	DEL CITY PROPERTY ONE LLC	0.19	420 W CHICKASHA	196,323	21,596
98	28-07-07-26950 ALL LOTS 21-22 BLK 40	FULTON, ROBERT A. & HOLLEY	0.19	416 W CHICKASHA	366,985	40,638
99	28-07-07-27000 ALL LOTS 23-24 BLK 40 CHICKASHA-OT	STEELEMAN, LARRY WADE & PHYLIS W.	0.19	410 W CHICKASHA	114,096	12,551
100	28-07-07-27050 S 17' OF LOTS 25-26 BLK 40 CHICKASHA-OT	DEPRIEST, WESTON & SHEILA F	0.13	406 W CHICKASHA	115,471	12,701
101	28-07-07-27150 N 48' OF LOTS 25 & 26 AND ALL LOTS 27 & 28 BLK 40 CHICKASHA-OT	ROSEWOOD INVESTMENT PROPERTIES LLC	0.24	402 W CHICKASHA	475,000	52,250
102	28-07-07-27900 ALL LOT 17 BLK 41 CHICKASHA-OT	THOMAS, BARRY A. & DONNA F.	0.19	326 CHICKASHA	113,123	12,444
103	28-07-07-27950 ALL LOT 18 BLK 41 CHICKASHA-OT	THOMAS, BARRY A. & DONNA F.	0.09	324 CHICKASHA	93,509	10,286
104	28-07-07-27950 ALL LOT 18 BLK 41 CHICKASHA-OT	ARED PROPERTIES, LLC	0.09	322 CHICKASHA	48,536	5,339
105	28-07-07-28000 ALL LOT 19 BLK 41 CHICKASHA-OT	ADVANTAGE CONSULTING, LLC	0.09	320 CHICKASHA	72,929	8,022
106	28-07-07-28050 ALL LOT 20 BLK 41 CHICKASHA-OT	BAILEY, JOHN	0.09	318 W CHICKASHA	102,459	11,271
107	28-07-07-28100 ALL LOT 21 BLK 41 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.09	316 CHICKASHA	1,632,306	179,554
108	28-07-07-28150 ALL LOT 22 BLK 41 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.09	314 CHICKASHA	1,454,036	159,944
109	28-07-07-28200 ALL LOTS 23-24 BLK 41 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.19	-	1,792,594	197,186

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
110	C001-00-041-025-0-000-00	28-07-07-28250 ALL LOTS 25 THRU 28 BLK 41 CHICKASHA-OT					
	COMB PCL'S 28250, 28300, 28350 NOW 28-7-7-28250	FIRST NATIONAL BANK & TRUST	0.38	302 W CHICKASHA	599,269	65,920	6,855
111	C001-00-042-015-0-000-00	28-07-07-28450 ALL LOTS 15-16-17 BLK 42 CHICKASHA-OT					
	MIDFIRST BANK	MIDFIRST BANK	0.28	228 W CHICKASHA	880,654	96,872	10,074
112	C001-00-042-018-0-000-00	28-07-07-28500 ALL LOT 18 BLK 42 CHICKASHA-OT					
	MIDFIRST BANK	MIDFIRST BANK	0.09	222 W CHICKASHA	40,485	4,453	463
113	C001-00-042-019-0-000-00	28-07-07-05850 ALL LOT 19 BLK 42 CHICKASHA-OT					
	MORGAN, R. KEITH & PAMELA JO	MORGAN, R. KEITH & PAMELA JO	0.09	220 CHICKASHA	32,490	3,574	372
114	C001-00-042-020-0-000-00	28-07-07-05850 ALL LOT 20 BLK 42 CHICKASHA-OT 12/21/05 3801-551 & 552 MEM TRUST & RESIGNATION					
	CHICKASHA AVE PROPERTIES, LLC	CHICKASHA AVE PROPERTIES, LLC	0.09	218 W CHICKASHA	105,000	11,550	1,201
115	C001-00-042-021-0-000-00	28-07-07-05900 ALL LOT 21 BLK 42 CHICKASHA-OT					
	CORVIDAE HOLDINGS, LLC	CORVIDAE HOLDINGS, LLC	0.09	216 W CHICKASHA	19,531	2,148	223
116	C001-00-042-022-0-000-00	28-07-07-05950 ALL LOT 22 BLK 42 CHICKASHA-OT					
	BROOKS, PATRICK A. REV TRUST	BROOKS, PATRICK A. REV TRUST	0.09	214 CHICKASHA	63,000	6,930	721
117	C001-00-042-023-0-000-00	28-07-07-06000 ALL LOT 23 BLK 42 CHICKASHA-OT					
	DOKE, KEEGAN V. & LYDIA	DOKE, KEEGAN V. & LYDIA	0.09	212 CHICKASHA	97,908	10,770	1,120
118	C001-00-042-024-0-000-00	28-07-07-06050 ALL LOT 24 BLK 42 CHICKASHA-OT					
	HUNTER DEVELOPMENT, LLC	HUNTER DEVELOPMENT, LLC	0.09	210 CHICKASHA	90,443	9,949	1,035
119	C001-00-042-025-0-000-00	28-07-07-06100 ALL LOT 25-26 BLK 42 CHICKASHA-OT					
	BEN & JAY'S PIZZERIA, LLC	BEN & JAY'S PIZZERIA, LLC	0.19	208 CHICKASHA	510,000	56,100	5,834
120	C001-00-042-027-0-000-00	28-07-07-06150 ALL LOTS 27-28 BLK 42 CHICKASHA-OT					
	CHICKASHA HOUSING PARTNERS	CHICKASHA HOUSING PARTNERS	0.19	208 CHICKASHA	56,100	5,834	584
121	C001-00-042-028-0-000-00	28-07-07-14300 ENTIRE BLK BLK 313 CHICKASHA-OT					
	RAILWAY	RAILWAY	2.00	113 N 2ND	22,878	2,517	262
122	C001-00-048-013-0-000-00	28-07-07-31250 N 1018' LOTS 13-14 AND S 634' LOTS 13-14 BLK 48 CHICKASHA-OT					
	KNOWLES, TIMOTHY DAVID & GERI ANN	KNOWLES, TIMOTHY DAVID & GERI ANN	0.19	528 W CHICKASHA	82,901	9,120	948
123	C001-00-048-012-0-000-00	28-07-07-31200 ALL LOT 12 BLK 48 CHICKASHA-OT					
	WALKER, KENNETH R. & MARGARET A.	WALKER, KENNETH R. & MARGARET A.	0.09	525 W CHICKASHA	50,244	5,527	575
124	C001-00-048-010-0-000-00	28-07-07-31100 W 12.5' LOT 10 & ALL LOT 11 BLK 48 CHICKASHA-OT					
	CHICKASHA AREA ARTS COUNCIL, INC.	CHICKASHA AREA ARTS COUNCIL, INC.	0.14	521 W CHICKASHA	201,600	22,176	2,306
125	C001-00-048-009-0-000-00	28-07-07 W 12.5' LOT 8 & ALL LOT 9 & E 12.5' LOT 10 BLK 48 CHICKASHA-OT					
	BRET BURNS REAL ESTATE, LLC	BRET BURNS REAL ESTATE, LLC	0.19	519 W CHICKASHA	245,788	27,036	2,811
126	C001-00-048-008-0-000-00	28-07-07-31000 E 12.1/2' LOT 8 BLK 48 CHICKASHA-OT					
	SARAH VAN ESS REAL ESTATE, LLC	SARAH VAN ESS REAL ESTATE, LLC	0.05	517 W CHICKASHA	53,441	5,878	611
127	C001-00-048-007-0-000-00	28-07-07-30900 LOT 7 BLK 48 CHICKASHA-OT					
	FORTNER, FLOYD M. & GAYLA R.	FORTNER, FLOYD M. & GAYLA R.	0.09	515 W CHICKASHA	36,533	4,029	419
128	C001-00-048-006-0-000-00	28-07-07-30850 ALL LOT 6 BLK 48 CHICKASHA-OT					
	CHICKASHA COMMUNITY THEATRE	CHICKASHA COMMUNITY THEATRE	0.09	511 W CHICKASHA	-	-	-
129	C001-00-048-004-0-000-00	28-07-07-30800 ALL LOTS 4-5 BLK 48 CHICKASHA-OT WASHITA THEATRE					
	CHICKASHA COMMUNITY THEATRE	CHICKASHA COMMUNITY THEATRE	0.19	509 CHICKASHA	-	-	-
130	C001-00-048-003-0-000-00	28-07-07-30750 ALL LOT 3 BLK 48 CHICKASHA-OT					
	COAD, LLC	COAD, LLC	0.09	505 W CHICKASHA	63,441	6,978	726
131	C001-00-048-001-0-000-00	28-07-07-30700 ALL LOTS 1-2 BLK 48 CHICKASHA-OT					
	COOK, THOME & RHONDA	COOK, THOME & RHONDA	0.19	501 W CHICKASHA	139,183	15,310	1,592
132	C001-00-047-012-0-000-00	28-07-07-30100 ALL LOTS 12-13-14 BLK 47 CHICKASHA-OT					
	REED, PAMELA	REED, PAMELA	0.28	423 W CHICKASHA	166,058	18,266	1,899
133	C001-00-047-010-0-000-00	28-07-07-30050 ALL LOTS 10-11 BLK 47 CHICKASHA-OT					
	HOFFMAN HOUSE BOUTIQUE, LLC	HOFFMAN HOUSE BOUTIQUE, LLC	0.19	419 W CHICKASHA	77,705	8,547	889
134	C001-00-047-008-0-000-00	28-07-07-30000 ALL LOTS 8-9 BLK 47 CHICKASHA-OT					
	GRADY COUNTY HISTORICAL SOCIETY	GRADY COUNTY HISTORICAL SOCIETY	0.19	415 W CHICKASHA	-	-	-
135	C001-00-047-007-0-000-00	28-07-07-29950 ALL LOT 7 BLK 47 CHICKASHA-OT					
	GRADY COUNTY HISTORICAL SOCIETY	GRADY COUNTY HISTORICAL SOCIETY	0.09	413 W CHICKASHA	-	-	-
136	C001-00-047-005-0-000-00	28-07-07-29900 ALL LOTS 5-6 BLK 47 CHICKASHA-OT					
	ALORA REAL ESTATE, LLC	ALORA REAL ESTATE, LLC	0.09	411 W CHICKASHA	182,349	20,059	2,086
137	C001-00-047-001-0-000-00	28-07-07-29800 N 110' OF LOTS 1-2-3-4 BLK 47 CHICKASHA-OT PETROLEUM BLDG					
	BUSH FAMILY TRUST	BUSH FAMILY TRUST	0.25	401 W CHICKASHA	160,470	17,662	1,836
138	C001-00-047-001-0-001-00	28-07-07-29850 S 550' OF LOTS 1-2-3-4 BLK 47 CHICKASHA-OT					
	PETROLEUM RENTALS, LLC	PETROLEUM RENTALS, LLC	0.13	-	70,989	7,809	812
139	C001-00-046-013-0-000-00	28-07-07-29200 ALL LOTS 13-14 BLK 46 CHICKASHA-OT					
	JACKSON FAMILY INVESTMENTS, LLC	JACKSON FAMILY INVESTMENTS, LLC	0.19	327 W CHICKASHA	226,708	22,937	2,385
140	C001-00-046-012-0-000-00	28-07-07-29150 ALL LOT 12 BLK 46 CHICKASHA-OT					
	JACKSON FAMILY INVESTMENTS, LLC	JACKSON FAMILY INVESTMENTS, LLC	0.09	323 CHICKASHA	-	-	-
141	C001-00-046-010-0-000-00	28-07-07-29100 ALL LOTS 10-11 BLK 46 CHICKASHA-OT					
	GRADY CO. HISTORICAL BUILDING	GRADY CO. HISTORICAL BUILDING	0.19	319 W CHICKASHA	101,941	11,214	1,166
142	C001-00-046-009-0-000-00	28-07-07-29050 ALL LOT 9 BLK 46 CHICKASHA-OT					
	CHICKASHA TODAY, LLC	CHICKASHA TODAY, LLC	0.09	317 CHICKASHA	118,506	13,036	1,356
143	C001-00-046-008-0-000-00	28-07-07-29000 ALL LOT 8 BLK 46 CHICKASHA-OT					
	TOB, LLC	TOB, LLC	0.09	315 CHICKASHA	83,885	9,227	960
144	C001-00-046-007-0-000-00	28-07-07-28950 ALL LOT 7 BLK 46 CHICKASHA-OT					
	ABERCROMBIE, PATTI	ABERCROMBIE, PATTI	0.09	313 CHICKASHA	82,080	9,030	939
145	C001-00-046-006-0-000-00	28-07-07-28900 ALL LOT 6 BLK 46 CHICKASHA-OT					
	MELL, JAMES J.	MELL, JAMES J.	0.09	311 CHICKASHA	45,360	4,989	519
146	C001-00-046-004-0-000-00	28-07-07-28850 ALL LOTS 4-5 BLK 46 CHICKASHA-OT					
	MOORE, LESLIE E. REV TRUST	MOORE, LESLIE E. REV TRUST	0.19	309 CHICKASHA	153,113	16,483	1,714
147	C001-00-046-003-0-000-00	28-07-07-28800 ALL LOT 3 BLK 46 CHICKASHA-OT					
	TAYLOR, LISA TYANNE	TAYLOR, LISA TYANNE	0.09	305 W CHICKASHA	111,386	12,253	1,274
148	C001-00-046-001-0-001-00	28-07-07-28750 N 115' OF LOTS 1-2 BLK 46 CHICKASHA-OT					
	GRP DEVELOPMENT, LLC	GRP DEVELOPMENT, LLC	0.13	301 CHICKASHA	295,000	32,450	3,374
149	C001-00-046-001-0-000-00	28-07-07-28700 S 50' OF LOTS 1-2 BLK 46 CHICKASHA-OT					
	WISE, DELINDA ORENA	WISE, DELINDA ORENA	0.06	112 S 3RD	8,125	894	93
150	C001-00-045-012-0-000-00	28-07-07-28600 ALL LOTS 12 THRU 18 BLK 45 CHICKASHA-OT					
	MOUDY, JUSTIN TODD & SUZANNE & KELLY T. & SHELBY D. CROWDER	MOUDY, JUSTIN TODD & SUZANNE & KELLY T. & SHELBY D. CROWDER	0.66	109 N 3RD	14,083	1,549	161
151	C001-00-045-011-0-000-00	28-07-07-28550 ALL LOT 11 BLK 45 CHICKASHA-OT					
	CHICKASHA CHAMBER OF COMMERCE	CHICKASHA CHAMBER OF COMMERCE	0.09	221 W CHICKASHA	-	-	-
152	C001-00-045-010-0-000-00	28-07-07-07000 ALL LOT 10 BLK 45 CHICKASHA-OT					
	MIDFIRST BANK	MIDFIRST BANK	0.09	219 CHICKASHA	8,383	922	96
153	C001-00-045-008-0-000-00	28-07-07-06950 ALL LOTS 8-9 BLK 45 CHICKASHA-OT PARKING LOT					
	MIDFIRST BANK	MIDFIRST BANK	0.19	-	14,898	1,639	170
154	C001-00-045-001-0-000-00	28-07-07-06900 ALL LOTS 1 THRU 7 & 21 THRU 28 BLK 45 CHICKASHA-OT					
	GRADY COUNTY	GRADY COUNTY	1.42	205 CHICKASHA	-	-	-
155	C001-00-045-019-0-000-00	28-07-07-06450 ALL LOTS 19-20 BLK 45 CHICKASHA-OT					
	THOMAS, BARRY A. & DONNA F.	THOMAS, BARRY A. & DONNA F.	0.19	218 KANSAS	105,872	11,646	1,211
156	C001-00-044-009-0-000-00	28-07-07-06400 ALL LOT 9 BLK 44 CHICKASHA-OT					
	BINGAMIN, SAM C. III	BINGAMIN, SAM C. III	0.09	127 W CHICKASHA	70,120	7,714	802
157	C001-00-044-007-0-000-00	28-07-07-06350 ALL LOT 7 BLK 44 CHICKASHA-OT					
	CHICKASHA TODAY, LLC	CHICKASHA TODAY, LLC	0.19	125 W CHICKASHA	79,007	8,691	904
158	C001-00-044-004-0-000-00	28-07-07-06300 ALL LOT 4 BLK 44 CHICKASHA-OT					
	CHICKASHA TODAY, LLC	CHICKASHA TODAY, LLC	0.28	117 W CHICKASHA	606,056	66,666	6,933
159	C001-00-044-001-0-000-00	28-07-07-06250 ALL LOTS 1-2-3 BLK 44 CHICKASHA-OT					
	CHICKASHA TODAY, LLC	CHICKASHA TODAY, LLC	0.29	115 W CHICKASHA	195,000	21,450	2,231
160	C001-00-044-010-0-004-00	28-07-07-06200 ALL LOTS 10-14 BLK 44 CHICKASHA OT					
	AIRGAS USA, LLC	AIRGAS USA, LLC	0.38	101 W CHICKASHA	406,360	44,700	4,648
161	C001-00-044-015-0-000-00	28-07-07-06150 ALL LOTS 15-16-17-18 BLK 44 CHICKASHA-OT					
	AIRGAS USA, LLC	AIRGAS USA, LLC	0.38	128 KANSAS	23,378	2,616	272
162	C001-00-044-019-0-000-00	28-07-07-06050 ALL LOTS 19-20 BLK 44 CHICKASHA-OT					
	BROWN, DONNELL & JOAN REV TRUST	BROWN, DONNELL & JOAN REV TRUST	0.18	102 KANSAS	23,780	2,616	272
163	C001-00-044-019-0-000-00	BLK 60-B LOTS 5-6-7-8 CHICKASHA-OT					
	RAILROAD ROW	RAILROAD ROW	0.60	-	-	-	-
164	C001-00-308-000-0-000-00	28-07-07-13300 ENTIRE BLK - LESS PART OF LOT 5, ALL OF LOT 6 & 7 AND PART OF LOT 8 BLK 308 CHICKASHA-OT					
	RAILWAY	RAILWAY	4.10	-	-	-	-

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
165	0000-27-07N-07W-3-006-00	27-07-07-04200 BEG SW/4 LOT 8 BLK 308-CHICKASHA N/4LY ALG W HONOBIA WEST, LLC LINE BLK 308 (ALSO BEING E LINE RR ST, CHICKASHA) 250' E/4Y AT R ANGLE TO LAST DESC. LINE A DIST APPROX 273' S/4LY ALG LINE APPROX. 30' W/4LY OF & PARALLEL WITH GRANITOR'S MAIN LINE TR CENTERLINE AS EVIDENCED, MONUMENTED OR RECORDED IN SAID CO. OF ST. FOR DIST APPROX. 250' TH W/4LY AT R ANGLE TO LAST DESC. LINE APPROX 275' TO POB 28-07-07-31350 W 90' OF LOTS 15 THRU 20 BLK 48 CHICKASHA-OT	1.56	-	17,098	1,881	196
166	C001-00-048-015-0-000-00	SOUTHWESTERN BELL TELEPHONE	0.34	528 W KANSAS	-	-	-
167	C001-00-048-016-0-000-00	28-07-07-31400 E 75' LOTS 15 THRU 20 BLK 48 CHICKASHA-OT	0.28	524 W KANSAS	42,845	4,713	490
168	C669-00-048-008-0-000-00	HAMM, JOHNNY M. 28-07-07-31650 ALL LOTS 8-9 BLK 48 SULLIVAN'S SUB-DIV	0.19	-	20,519	2,257	235
169	C669-00-048-003-0-000-00	HALL, BARRY W. & CYNTHIA S. 28-07-07-31550 ALL LOTS 3-7 BLK 48 SULLIVAN'S SUB-DIV	0.26	506 W KANSAS	79,972	8,797	915
170	C001-00-047-015-0-000-00	BORDWINE URBAN & RURAL DEVELOPMENT CORP. 28-07-07-30150 ALL LOTS 15-16 BLK 47 CHICKASHA-OT	0.19	428 W KANSAS	71,667	7,894	820
171	C001-00-047-017-0-000-00	VITUS INVESTMENTS, LLC 28-07-07-30200 ALL LOTS 17-18 BLK 47 CHICKASHA-OT	0.19	424 W KANSAS	86,372	7,301	759
172	C001-00-047-019-0-000-00	DENVER TALLEY PROPERTIES, INC. 28-07-07-30250 ALL LOTS 19-20 BLK 47 CHICKASHA-OT	0.19	422 KANSAS	41,935	4,613	480
173	C001-00-047-021-0-000-00	CHICKASHA MUNICIPAL AUTHORITY 28-07-07-30300 ALL LOTS 21-22 BLK 47 CHICKASHA-OT	0.28	-	-	-	-
174	C001-00-047-024-0-000-00	CHICKASHA, CITY OF 28-07-07-30350 ALL LOTS 24-25 BLK 47 CHICKASHA-OT	0.19	-	-	-	-
175	C575-00-047-003-0-000-00	MILLER, WILLIE BOYD 28-07-07-30450 ALL LOTS 3 BLK 47 SAYERS SUB-DIV	0.03	126 S 4TH	32,139	3,535	368
176	C575-00-047-004-0-000-00	THOMAS, G.W. III & BERTHA B. 28-07-07-30500 ALL LOT 4 BLK 47 SAYERS SUB-DIV	0.03	124 S 4TH	93,381	10,272	1,068
177	C575-00-047-007-0-000-00	CHRONISTER INVESTMENTS, LLC 28-07-07-30650 ALL LOT 7 BLK 47 SAYERS SUB-DIV TULLEYS BAKERY	0.03	116 S 4TH	44,000	4,840	503
178	C575-00-047-006-0-000-00	BURNETT CAPITAL INVESTMENTS 28-07-07-30800 ALL LOT 8 BLK 47 SAYERS SUB-DIV	0.03	118 S 4TH	42,683	4,695	488
179	C575-00-046-003-0-000-00	GREAT PLAINS LAND & CATTLE COMPANY 28-07-07-29300 ALL LOTS 3 THRU 7 BLK 46 SAYERS SUB-DIV	0.15	117 S 4TH	493,932	54,333	5,650
180	C575-00-047-005-0-000-00	GB ENERGY, INC 28-07-07-30550 ALL LOT 5 BLK 47 SAYERS SUB-DIV	0.03	120 S 4TH	54,879	6,037	628
181	C575-00-046-001-0-000-00	SANDERS, EUGENE R., JR & KATHY LYNN REV LIV TRUST 28-07-07-29250 ALL LOTS 1-2 BLK 46 SAYERS SUB-DIV	0.06	327 W KANSAS	98,654	10,852	1,128
182	C001-00-046-018-0-000-00	CHICKASHA, CITY OF 28-07-07-29350 ALL LOTS 18-19 BLK 46 CHICKASHA-OT	0.19	-	-	-	-
183	C001-00-046-020-0-000-00	CHICKASHA, CITY OF 28-07-07-29400 ALL LOTS 20-21 BLK 46 CHICKASHA-OT	0.19	-	-	-	-
184	C001-00-046-022-0-000-00	CHICKASHA, CITY OF 28-07-07-29450 ALL LOT 22 BLK 46 CHICKASHA-OT	0.09	-	-	-	-
185	C001-00-046-023-0-000-00	CHICKASHA MUNICIPAL AUTHORITY 28-07-07-29500 ALL LOTS 23-24 BLK 46 CHICKASHA-OT	0.19	-	-	-	-
186	C001-00-046-025-0-000-00	FIRST NATIONAL BANK & TRUST 28-07-07-29550 LOT 25 BLK 46 CHICKASHA-OT	0.13	116 S 3RD	5,850	644	67
187	C001-00-046-026-0-000-00	FIRST NATIONAL BANK & TRUST 28-07-07-29700 N 50' OF LOT 26 BLK 46 CHICKASHA-OT	0.10	124 S 3RD	11,818	1,300	135
188	C001-00-046-026-0-001-00	LS5 COMMERCIAL, LLC 28-07-07-29750 S 50' OF LOT 26 BLK 46 CHICKASHA-OT 302 W, KANSAS AVE.	0.10	302 KANSAS	84,000	9,240	961
189	C001-00-055-001-0-000-00	YI, MIN SONG & KEVIN LEE 28-07-07-35300 W 95' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	0.27	527 KANSAS	82,291	9,052	941
190	C001-00-055-005-0-000-00	JOHNSON COMMERCIAL RENTALS LLC 28-07-07-35400 E 70' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	0.20	519 W KANSAS	62,136	6,835	711
191	C001-00-055-015-0-000-00	WILLIAMS GROCERY, INC 28-07-07-35650 ALL LOTS 15-26 & E 155' OF 20' ALLEY EXTENDING E & W THRU BLK 55 BLK 55 CHICKASHA-OT	1.33	208 S 5TH	677,194	74,492	7,746
192	C001-00-055-006-0-000-00	JOHNSON COMMERCIAL RENTALS LLC 28-07-07-35450 ALL LOTS 6-7 BLK 55 CHICKASHA-OT	0.19	211 S 6TH	38,842	4,273	444
193	C001-00-055-008-0-000-00	JOHNSON COMMERCIAL RENTALS LLC 28-07-07-35500 ALL LOTS 8-9 BLK 55 CHICKASHA-OT	0.19	215 S 6TH	28,830	3,182	331
194	C001-00-055-010-0-000-00	WILLIAMS, DELL 28-07-07-35550 ALL LOTS 10-11 BLK 55 CHICKASHA-OT	0.19	219 S 6TH	34,602	3,807	396
195	C001-00-055-013-0-000-00	BORDWINE URBAN & RURAL DEVELOPMENT CORP. 28-07-07-36050 ALL LOTS 13-14 BLK 56 CHICKASHA-OT	0.19	205 S 5TH	109,206	12,013	1,249
196	C001-00-055-012-0-000-00	DENVER TALLEY PROPERTIES, INC. 28-07-07-36000 ALL LOT 12 BLK 56 CHICKASHA-OT	0.09	413 KANSAS	16,692	1,837	191
197	C001-00-055-006-0-000-00	HANNAH, JOHN ROOYE & LISA R. 28-07-07-35800 ALL LOTS 6 THRU 11 BLK 56 CHICKASHA-OT	0.57	409 KANSAS	373,121	41,043	4,268
198	C001-00-055-005-0-000-00	HANNAH, JOHN ROOYE & LISA R. 28-07-07-35750 ALL LOT 5 BLK 56 CHICKASHA-OT	0.09	409 W KANSAS	52,691	5,795	603
199	C001-00-055-001-0-000-00	PENN GRAND, LTD 28-07-07-35700 ALL LOTS 1-2-3-4 BLK 56 CHICKASHA-OT	0.38	210 S 4TH	573,000	63,250	6,577
200	C125-00-056-002-0-000-00	UNITED PENTECOSTAL CHURCH OF CHICKASHA 28-07-07-36150 ALL LOTS 2-3 BLK 56 CLOUD'S SUB-DIV	0.22	428 W COLORADO	-	-	-
201	C125-00-056-001-0-000-00	UNITED PENTECOSTAL CHURCH OF CHICKASHA 28-07-07-36100 ALL LOT 1 BLK 56 CLOUD'S SUB-DIV	0.06	217 S 5TH	-	-	-
202	C001-00-056-018-0-000-00	UNITED PENTECOSTAL CHURCH OF CHICKASHA 28-07-07-36200 ALL LOTS 18-19 BLK 56 CHICKASHA-OT	0.19	-	-	-	-
203	C001-00-056-020-0-000-00	WEBER, JERRY 28-07-07 S 100' LOTS 20-21 BLK 56 CHICKASHA-OT	0.12	420 COLORADO	39,250	4,318	449
204	C001-00-056-022-0-000-00	WEBER, JERRY 28-07-07 N 65' LOTS 20-21 & ALL LOTS 22-23-24-25 BLK 56 CHICKASHA-OT	0.45	408 COLORADO	263,578	28,993	3,015
205	C001-00-056-026-0-000-00	SCHLITTENHARDT, DAVID P. & MARGARET 28-07-07-36350 N 64' OF LOTS 26-27-28 BLK 56 CHICKASHA-OT	0.11	220 S 4TH	58,471	6,432	669
206	C001-00-056-026-0-001-00	RAUL'S TRUCK & AUTO SALES INC 28-07N-07W S 101' OF LOTS 26, 27 & 28 BLOCK 56 CHICKASHA-OT	0.17	228 S 4TH	130,310	14,335	1,491
207	C001-00-057-011-0-000-00	MARSHALL, DOUGLAS L. 28-07-07-36550 LOT 10 LESS THAT PT BG 38.3' N OF SE1/4 TH W 16' N 50.4' E 16' S 50.4' & LOT 11 LESS THE 4.3' OF S 50.18' & N 115' OF LOTS 12-13-14 LESS .18 BLK 57 CHICKASHA-OT	0.33	327 KANSAS	144,397	15,884	1,652

INCREMENT DISTRICT AREA "A"

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Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
208	C001-00-057-013-0-000-00	28-07-07-36600 W 3' OF S 50.18' LOT 11 S 50' LOTS 12-13-14-S 18' OF N 115' LOT 12-S 18' OF N 25' OF S 75' OF LOTS 13-14 BLOCK 57 CHICKASHA-OT	0.13	209 S 4TH	-	-	-
209	C001-00-057-008-0-000-00	LOT 10 WHICH PT IS 38.3' N OF SEC LOT 10-W .16' N 50.4' E .16' S 50.4' BLK 57 CHICKASHA-OT	0.21	-	36,728	4,040	420
210	C001-00-057-006-0-000-00	28-07-07-36450 ALL LOTS 6-7 BLK 67 CHICKASHA-OT	0.19	311 W KANSAS	30,861	3,395	353
211	C001-00-057-001-0-000-00	28-07-07-36400 ALL LOTS 1-2-3-4-5 BLK 57 CHICKASHA-OT	0.47	301 KANSAS	425,644	46,820	4,869
212	C001-00-058-009-0-002-00	27-07-07-07500 S 75' OF LOTS 9 THRU 14 BLK 58 CHICKASHA-OT	0.26	-	72,418	7,966	828
213	C001-00-058-011-0-000-00	28-07-07-36700 S 40' OF N 90' LOTS 11-12 13-14 BLK 58 CHICKASHA-OT	0.09	-	8,138	895	93
214	C001-00-058-012-0-000-00	28-07-07-36750 N 50' OF LOTS 12-13-14 BLK 58 CHICKASHA-OT	0.09	201 S 3RD	95,119	10,464	1,088
215	C001-00-058-009-0-001-00	27-07-07-07500 N 50' OF LOTS 8-10-11 BLK 58 CHICKASHA-OT	0.09	-	7,651	842	86
216	C001-00-058-009-0-000-00	27-07-07-07450 S 40' OF N 90' LOTS 9-10 BLK 58 CHICKASHA-OT	0.05	-	4,066	447	46
217	C001-00-058-007-0-000-00	27-07-07-07400 ALL LOTS 7-8 BLK 58 CHICKASHA-OT	0.19	215 W KANSAS	51,307	5,644	587
218	C001-00-058-005-0-000-00	27-07-07-07350 ALL LOTS 5-6 BLK 58 CHICKASHA-OT	0.19	-	126,921	14,181	1,475
219	C001-00-059-010-0-000-00	27-07-07-07850 ALL LOTS 10 THRU 14 BLK 59 CHICKASHA-OT	0.47	205 E KANSAS	128,830	14,172	1,474
220	C001-00-059-008-0-000-00	27-07-07-07800 W 15' LOT 7 & ALL LOTS 8-9 BLK 59 CHICKASHA-OT	0.25	109 KANSAS	43,324	4,766	496
221	C001-00-059-005-0-000-00	27-07-07-07750 ALL LOTS 5-6 & E 10' LOT 7 BLK 59 CHICKASHA-OT	0.22	-	28,989	3,189	332
222	C001-00-059-010-0-000-00	27-07-07-07700 ALL LOTS 1-2-3-4 BLK 59 CHICKASHA-OT	0.32	101 KANSAS	89,034	9,794	1,018
223	C001-00-057-015-0-000-00	28-07-07-36650 ALL LOTS 15-16-17-18 BLK 58 CHICKASHA-OT	1.33	324 COLORADO	-	-	-
224	C001-00-058-015-0-000-00	28-07-07-36600 ALL LOTS 15-16-17-18 BLK 58 CHICKASHA-OT	0.38	227 S 3RD ST	-	-	-
225	C001-00-058-010-0-000-00	27-07-07-07600 ALL LOTS 19-20 BLK 58 CHICKASHA-OT	0.19	-	-	-	-
226	C001-00-058-021-0-000-00	27-07-07-07650 ALL LOTS 21 THRU 28 BLK 58 CHICKASHA-OT	0.76	202 COLORADO	61,894	6,808	708
227	C001-00-059-015-0-000-00	27-07-07-07900 ALL LOTS 15-16-17-18 BLK 59 CHICKASHA-OT	0.38	-	24,997	2,750	286
228	C001-00-059-019-0-000-00	27-07-07-07950 ALL LOTS 19 THRU 22 BLK 59 CHICKASHA-OT	0.38	-	-	-	-
229	C001-00-059-023-0-000-00	27-07-07-08000 ALL LOTS 23 THRU 28 BLK 59 CHICKASHA-OT	0.57	108 W COLORADO	56,272	6,190	644
230	C001-00-055-012-0-000-00	28-07-07-37500 ALL LOTS 12-13-14 BLK 55 CHICKASHA-OT	0.28	227 S 6TH	57,689	6,347	660
231	C001-00-064-001-0-000-00	28-07-07-37850 LOTS 1-4 AND THE E 65' OF LOTS 5 & 6 IN BLK 64 OT CHICKASHA	0.45	301 S 6TH	182,399	20,064	2,086
232	C001-00-064-005-0-000-00	28-07-07-38100 W 100' LOTS 5-6 BLK 64 CHICKASHA-OT	0.11	311 S 6TH	49,898	5,489	571
233	C001-00-064-007-0-000-00	28-07-07-38150 ALL LOTS 7-7 & LOT 25 & LOT 26 BLOCK 64	1.23	528 W IOWA	867,541	95,430	9,924
234	C001-00-064-018-0-000-00	28-07-07-38400 N 65' LOTS 18-19-20 BLK 64 CHICKASHA-OT	0.13	304 S 5TH	47,568	5,233	544
235	C001-00-064-019-0-000-00	28-07-07-38450 N 50' OF S 100' LOTS 18-19-20 BLK 64 CHICKASHA-OT	0.10	312 S 5TH	36,414	4,005	416
236	C001-00-064-020-0-000-00	28-07-07-38500 S 50' LOTS 18-19-20 BLK 64 CHICKASHA-OT	0.10	318 S 5TH	22,187	2,440	254
237	C001-00-064-023-0-000-00	28-07-07-38700 ALL LOTS 23-24 BLK 64 CHICKASHA-OT	0.19	506 W IOWA	51,372	5,651	588
238	C001-00-064-021-0-000-00	28-07-07-38550 N 50' LOTS 21-22 BLK 64 CHICKASHA-OT	0.07	320 S 5TH	38,652	4,252	442
239	C001-00-064-021-0-002-00	28-07-07-38650 S 50' OF N 100' LOTS 21-22 BLK 64 CHICKASHA-OT	0.07	502 W IOWA	17,479	1,923	200
240	C001-00-064-021-0-001-00	28-07-07-38600 S 65' LOTS 21-22 BLK 64 CHICKASHA-OT	0.10	502 W IOWA	79,204	8,713	906
241	C001-00-063-014-0-000-00	28-07-07-37800 N 140' LOTS 13-14 BLK 63 CHICKASHA-OT	0.16	-	-	-	-
242	C001-00-063-013-0-000-00	28-07-07-37750 S 25' LOTS 13-14 BLK 63 CHICKASHA-OT	0.03	-	-	-	-
243	C001-00-063-011-0-000-00	28-07-07-37700 ALL LOTS 11-12 BLK 63 CHICKASHA-OT	0.19	-	-	-	-
244	C001-00-063-006-0-000-00	28-07-07-37650 ALL LOTS 6-7-8-9-10 BLK 63 CHICKASHA-OT	0.47	-	-	-	-
245	C001-00-063-002-0-000-00	28-07-07-37550 S 60' LOTS 1-2 & 3 BLK 63 CHICKASHA-OT	0.10	310 S 4TH	7,333	807	84
246	C001-00-063-004-0-000-00	28-07-07-37600 ALL LOTS 4-5 BLK 63 CHICKASHA-OT LESS THE S 60' OF LOTS 4 & 5	0.19	409 COLORADO	-	-	-
247	C001-00-063-001-0-000-00	28-07-07-37500 N 105' LOTS 1-2-3 BLK 63 CHICKASHA-OT	0.18	302 S 4TH	44,100	4,851	504
248	C001-00-063-018-0-000-00	28-07-07-37900 ALL LOTS 18-28 BLK 63 CHICKASHA-OT	1.04	420 W IOWA	-	-	-
249	C001-00-063-015-0-000-00	28-07-07-37850 ALL LOTS 15-16-17 BLK 63 CHICKASHA-OT	0.28	-	-	-	-
250	C001-00-062-012-0-000-00	28-07-07-37300 W 20' LOT 11 & ALL LOTS 12-13-14 BLK 62 CHICKASHA-OT	0.36	-	-	-	-
251	C001-00-062-015-0-000-00	28-07-07-37350 LOTS 15-16-17-18 BLK 62 CHICKASHA-OT	0.38	327 S 4TH	-	-	-
252	C001-00-062-001-0-000-00	28-07-07-37250 ALL LOTS 1-10 & E 5' LOT 11 BLK 62 CHICKASHA-OT	0.97	-	-	-	-
253	C001-00-062-019-0-000-00	28-07-07-37450 ALL LOTS 19-28 BLK 62 CHICKASHA-OT	0.95	320 S 3RD	-	-	-
254	C001-00-061-013-0-000-00	28-07-07-37000 N 70' LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.12	227 COLORADO	-	-	-
255	C001-00-061-014-0-000-00	28-07-07-37050 S 50' OF N 120' LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.09	309 S 3RD	-	-	-
256	C001-00-061-012-0-000-00	28-07-07-36950 S 45' LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.08	311 S 3RD	28,859	3,174	330

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills
Estimated 2023

2023 Market Value

2023 Assessed Value

Taxes

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	Value	Value	Taxes
257	C001-00-061-011-0-000-00	28-07-07-08600 ALL LOT 11 BLK 61 CHICKASHA-OT	0.09	219 E COLORADO	18,237	2,006	209
258	C001-00-061-010-0-000-00	27-07-07-08650 ALL LOT 10 BLK 61 CHICKASHA-OT	0.09	-	3,007	331	34
259	C001-00-061-008-0-000-00	27-07-07-08650 ALL LOTS 8 & 9 BLK 61 CHICKASHA-OT	0.19	215 E COLORADO	-	-	-
260	C001-00-061-008-0-000-00	27-07-07-08650 ALL LOTS 8 & 9 BLK 61 CHICKASHA-OT	0.19	215 E COLORADO	58,939	6,483	674
261	C001-00-061-005-0-000-00	27-07-07-08650 ALL LOTS 3-4 BLK 61 CHICKASHA-OT	0.19	203 E COLORADO	50,121	5,513	573
262	C001-00-061-007-0-000-00	27-07-07-08650 ALL LOTS 3-4 BLK 61 CHICKASHA-OT	0.19	201 E COLORADO	12,155	1,337	139
263	C001-00-061-003-0-000-00	27-07-07-08650 ALL LOTS 1-2 BLK 61 CHICKASHA-OT	0.66	301 S 2ND	82,821	9,110	947
264	C001-00-061-008-0-000-00	27-07-07-08650 ALL LOTS 8 THRU 14 BLK 60 CHICKASHA-OT	0.47	107 COLORADO	30,209	3,323	346
265	C001-00-061-003-0-000-00	27-07-07-08650 ALL LOTS 1-2 BLK 60 CHICKASHA-OT	0.19	304 S 1ST	10,512	1,156	120
266	C001-00-061-001-0-000-00	27-07-07-08650 ALL LOTS 1-2 BLK 60 CHICKASHA-OT	0.16	S 3RD	6,000	660	69
267	C001-00-061-016-0-000-00	28-07-07-37100 S 731 LOTS 15-16-17 BLK 61 CHICKASHA-OT	0.13	JACKSON, LORETTA Y.	15,364	1,800	187
268	C001-00-061-018-0-000-00	28-07-07-37100 ALL LOT 18 BLK 61 CHICKASHA-OT	0.09	ROGERS, MARY NELSON	2,111	232	24
269	C001-00-061-019-0-000-00	27-07-07-08700 ALL LOTS 19-20 BLK 61 CHICKASHA-OT	0.19	220 IOWA	12,211	1,344	140
270	C001-00-061-021-0-000-00	27-07-07-08750 ALL LOTS 21 THRU 24 BLK 61 CHICKASHA-OT	0.38	212 E IOWA	9,975	1,097	114
271	C001-00-061-025-0-000-00	27-07-07-08800 ALL LOTS 25-26 BLK 61 CHICKASHA-OT	0.19	204 E IOWA	19,988	2,199	229
272	C001-00-061-027-0-000-00	27-07-07-08850 ALL LOTS 27-28 BLK 61 CHICKASHA-OT	0.19	202 W IOWA	70,197	7,722	803
273	C001-00-061-015-0-000-00	27-07-07-08300 ALL LOTS 15 THRU 22 BLK 60 CHICKASHA-OT	0.76	327 S 2ND	284,949	32,444	3,374
274	C001-00-061-023-0-000-00	27-07-07-08350 ALL LOTS 23-24-25 BLK 60 CHICKASHA-OT	0.28	-	51,059	5,617	584
275	C001-00-061-002-0-000-00	27-07-07-08400 ALL LOTS 26-27-28 BLK 60 CHICKASHA-OT	0.28	-	80,706	8,878	923
276	C001-00-061-073-0-000-00	28-07-07-37050 N 70 LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.12	227 Colorado	-	-	-
277	C001-00-061-014-0-000-00	28-07-07-37050 S 50 OF N 120 LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.09	309 S. 3rd Street	-	-	-
278	C001-00-061-012-0-000-00	28-07-07-36950 S 45 LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.08	311 S. 3rd street	18,237	2,006	209
279	C001-00-061-011-0-000-00	28-07-07-36900 ALL LOT 11 BLK 61 CHICKASHA-OT	0.09	219 E. Colorado	3,007	331	34
280	C001-00-061-010-0-000-00	27-07-07-08650 ALL LOT 10 BLK 61 CHICKASHA-OT	0.09	TERRY, DAVID ALAN	-	-	-
281	C001-00-061-008-0-000-00	27-07-07-08600 ALL LOTS 8 & 9 BLK 61 CHICKASHA-OT	0.19	215 E. Colorado	58,939	6,483	674
282	C001-00-061-005-0-000-00	27-07-07-08550 ALL LOTS 5-6-7 BLK 61 CHICKASHA-OT	0.28	211 E. Colorado	50,121	5,513	573
283	C001-00-061-003-0-000-00	27-07-07-08500 ALL LOTS 3-4 BLK 61 CHICKASHA-OT	0.19	203 E. Colorado	12,155	1,337	139
284	C001-00-061-016-0-000-00	28-07-07-37150 N 92 LOTS 15-16-17 BLK 61 CHICKASHA-OT	0.16	201 E. Colorado	6,000	680	69
285	C001-00-061-015-0-000-00	28-07-07-37100 S 731 LOTS 15-16-17 BLK 61 CHICKASHA-OT	0.13	JACKSON, LORETTA Y.	15,364	1,800	187
286	C001-00-061-018-0-000-00	28-07-07-37200 ALL LOT 18 BLK 61 CHICKASHA-OT	0.09	ROGERS, MARY NELSON	2,111	232	24
287	C001-00-061-019-0-000-00	27-07-07-08700 ALL LOTS 19-20 BLK 61 CHICKASHA-OT	0.38	220 Iowa	12,211	1,344	140
288	C001-00-061-021-0-000-00	27-07-07-08800 ALL LOTS 21 THRU 24 BLK 61 CHICKASHA-OT	0.38	212 E. Iowa	9,975	1,097	114
289	C001-00-061-023-0-000-00	27-07-07-08850 ALL LOTS 25-26 BLK 61 CHICKASHA-OT	0.19	204 E. Iowa	19,988	2,199	229
290	C001-00-061-025-0-000-00	27-07-07-08900 ALL LOTS 27-28 BLK 61 CHICKASHA-OT	0.19	202 W. Iowa	70,197	7,722	803
291	C001-00-061-027-0-000-00	28-07-07-37500 N 105 LOTS 12-13-14 BLK 63 CHICKASHA-OT	0.18	302 S. 4th Street	44,100	4,851	504
292	C001-00-063-001-0-000-00	28-07-07-37500 N 105 LOTS 12-13-14 BLK 63 CHICKASHA-OT	0.17	228 S. 4th Street	130,310	14,335	1,491
293	C001-00-056-026-0-001-00	28-07-07-37500 S 101 OF LOTS 26, 27 & LOT 28 BLOCK 56 CHICKASHA-OT	0.17	228 S. 4th Street	677,194	74,492	7,746
294	C001-00-055-015-0-000-00	28-07-07-35650 ALL LOTS 15-26 & E 165 OF 20 ALLEY EXTENDING E & W THRU BLK 55 BLK 55 CHICKASHA-OT	1.33	208 S. 5th Street	56,205	6,182	643
295	C001-00-294-000-0-001-00	27-07-07-05550 ALL OF BLOCK 28-A LESS - THE S 45 CHICKASHA-OT	0.23	108 N. 2nd street	-	-	-
296	C001-00-055-006-0-000-00	28-07-07-35450 ALL LOTS 6-7 BLK 55 CHICKASHA-OT	0.19	211 S. 6th Street	38,642	4,273	444
297	C001-00-055-001-0-000-00	28-07-07-35300 W 95 LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	0.27	527 Kansas	82,291	9,052	941
298	C001-00-055-005-0-000-00	28-07-07-35400 E 70 LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	0.20	519 W. Kansas	62,136	6,835	711
299	C001-00-046-018-0-000-00	28-07-07-29350 ALL LOTS 18-19 BLK 46 CHICKASHA-OT	0.19	Chickasha, City Of	-	-	-
300	C001-00-046-020-0-000-00	28-07-07-29400 ALL LOTS 20-21 BLK 46 CHICKASHA-OT	0.19	Chickasha, City Of	-	-	-
301	C001-00-046-023-0-000-00	28-07-07-29400 ALL LOTS 20-21 BLK 46 CHICKASHA-OT	0.19	Chickasha Municipal Authority	-	-	-
302	C001-00-033-024-0-000-00	28-07-07-22750 ALL LOTS 24-25-26 BLK 33 CHICKASHA-OT	0.28	620 Choclaw	144,086	15,850	\$829.50
TOTALS:					30,796,334	3,386,703	351,364

INCREMENT DISTRICT "B"

The composite legal description for Increment District "B" is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[TO BE PROVIDED]

The following Tracts 1-63 are approximately representative of the Increment District "B" boundaries shown on the map in Exhibit "C".

[See following page]

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shortland Legal Description	Record Owner	Acres	Address	2023 Market Value		2023 Assessed Value		103.99 mills Estimated 2023 Taxes
					Value	Value	Value	Value	
1	0000-27-07N-07W-2-003-00 27-07-07-03600 TR BEG 775.1' N OF SW/C SE/4 NW/4 TH S 89 DEG 49 MIN E A DIST OF 495.1' N 364' N 89 DEG 49 MIN W A DISTANCE OF 495.1' S 364' TO BEG. AND A TR BEG 1139.1' N & 495.1' E SW/C SE/4 NW/4 TH S 231.4'; TH E 313.15'; TH N 231.4'; TH W 313.15' TO POB	BATY SCREW MACHINE PRODUCTS LLC	5.81	302 GENEVIEVE	973,802	107,118	361,832	11,139	
2	0000-27-07N-07W-2-004-00						Attached to Above		
3	0000-27-07N-07W-2-007-00 27-07-07-03850 TR BEG 470' N & 495.1' E OF NW/C NE/4 SW/4 SAID JOHNSTON'S COMM. RENTALS, LLC POINT BEING SW/C OF THIS TRACT. TH E 208.8' N 417.6' W 208.8' S 417.6' AND TR BEG 703.9' E OF PT OF INTERSECTION OF N RW LINE HWY 62 & W LINE OF SE/4 NW/4 TH E ALONG S AID RW LINE 104.35' N 417.6'; TH W 104.35'; S 417.6' TO POB		3.00	521 E CHOCTAW			361,832	39,802	4,139
4	0000-27-07N-07W-2-008-00						Attached to Above		
5	0000-27-07N-07W-3-002-00 27-07-07-03950 TR. 1 - BEG. AT A POINT 470' N OF NW/C NE/4 SW/4 TO RUNNING E 295.1' N 295.1' W 295.1' S 295.1' TO POB. SAME BEING A PART OF WHAT WAS FORMERLY BLK 21 OT THE EAST CHICKASHA ADDITION TO THE CITY OF CHICKASHA & A PART OF THE ALLEY WHICH ADJOINED SAID BLK. 21 ON THE WEST TR. 2 - BEG. AT A POINT 470' N & 295.1' E OF NW/C NE/4 NW/4 SAID BEGINNING POINT BEING THE SE/C OF THE TRACT OF LAND FIRST ABOVE DESCRIBED, TH E 200', N 295.1' W 200' TO THE NE/C OF THE TRACT OF LAND FIRST ABOVE DESCRIBED, TH S TO THE POB; SAME BEING A TRACT OF LAND 200' E & W & 295.1' N & S LYING IMMEDIATELY E OF TRACT OF LAND FIRST ABOVE DESCRIBED	THOMAS, BARRY A. & DONNA F	3.33	201 E CHOCTAW			87,528	9,628	1,001
6	0000-27-07N-07W-2-001-00 27-07-07-01250 BEG 490.1' N & 808.25' E NW/C NE/4 SW/4 TH E 206.75'; TH N 290'; TH S 305'; TH N 1870'; TH W 1320'; TH S 972'; TH E 808.25'; TH S 1188' TO POB	GB RANCH, LLC	30.35	N/A	15,331	1,796		187	
7	0000-27-07N-07W-2-005-00 27-07-07-03700 TR BEG 1139.1' N OF SW/C SE/4 NW/4 TH S 89 DEG 49 MIN E 808.25' N 539' N 89 DEG 49 MIN W 808.25' S 539' TO BEG. % HARDING & CARBONE INC WD 8/5/99 LEASE PURCHASE AGREEMENT 95/99 3133/542 TO IESI TX LANDFILL LP, A TEXA S LIMITED PARTNERSHIP	% HARDING & CARBONE INC	10.00	N/A	146,903	16,159		1,680	
8	0000-27-07N-07W-3-003-00 27-07-07-04050 BEG NE/C OF LOT 1 IN BLOCK 24; W 285'; E 185'; N 150'; E 100'; N 150' TO PLACE OF BEG.; BEING A PORTION OF BLK 23 & 24 IN WHAT WAS FORMERLY EAST CHICKASHA ADDN TO CITY OF CHICKASHA	THOMAS, G.W. III & BERTHA B	1.50	N/A	71,351	7,849		816	
9	0000-27-07N-07W-2-006-00 27-07-07-03750 TR 100' X 50' IN WHAT FORM WAS EAST CHICKASHA ADDN BLK 24-TR 100' OF LOTS 13-14-15-16 & S 100' OF LOTS 13, 14, 15 & 16 IN WHAT WAS FORMERLY BLOCK 24 IN THE EAST CHICKASHA ADDITION TO THE CITY OF CHICKASHA	KNAPP, MIA FINE % RAY FINE MOTORS	0.37	627 E CHOCTAW	59,451				
10	0000-27-07N-07W-1-012-00 27-07-07-00500 TR IN SW/4 NE/4 BEG 480' N OF SW/C SW/4 NE/4 BEING ON N ROW LINE HWY #62, N 397.4' S 89 DEG 14 MIN E 131' TH S 397.4' N 89 DEG 14 MIN W 131' TO LESS A TRACT BEG 638.2' N SW/C SW/4 NE/4 TH N 239.2'; TH S 89 DEG 14 E 131' ; TH S 239.2'; TH N 89 DEG 14 W 131' TO POB 27-07-07-00150 BEG. AT THE NW/C NE/4 TH S 89 DEG. 5858'E 93.22' TO N ROW LINE OF THE ABANDONED OKLAHOMA & CENTRAL RAILROAD, TH ON SAID R/O/W ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1960.08' (CHORD=S 48 DEG. 49'09"E 1322.54') A DIST OF 1349' TH S 60 DEG 52'51"W 100' S 00 DEG. 02'07"W 1238.11' TO THE N ROW LINE OF HWY #62, TH N 88 DEG. 49'24"W ON SAID R/O/W 415.3' N 00 DEG. 02'07'E 435.6' N 89 DEG. 49'24"W 300' S 00 DEG. 02'07"W 38.2' N 88 DEG. 49'24"W 270' N 00 DEG. 02'07'E 1679.31' TO THE S R/O/W LINE OF SAID RR, TH ON A CURVE TO THE LEFT HAVING A RADIUS OF 1960.08' (CHORD=N 70 DEG. 07'47"W 17.54') A DIST. OF 17.54'; TH N 00 DEG. 02'07"E 71.87' TO POB. SPLIT PARCELS DUE TO DIFFERENT SCHOOL LEVYS.	MOBLEY, GREGORY A. REV TR	0.47	635 E CHOCTAW	370,564	40,762		4,239	
11	0000-27-07N-07W-1-004-00 EG. PT. 2145.49' S 00 02'07"W & 586.5' S 89 49'24"E OF NW/4 OF NW/4, PT. BEING ON N ROW LINE HWY 62, N 00 02'07'E 55'. 589 5924"E 25', S 00 02'07"W 55', N 89 49'24"W 25' TO POB	GB RANCH, LLC	13.75	819 CHOCTAW	7,031	773		80	

INCREMNT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
12	0000-27-07N-07W-1-013-00 27-07-07-00550 BG 480' N & 147.5' E OF CENTER OF 27-7-7 TH N 90 DEG 14 MIN 397.4' TH E 89 DEG 46 MIN, 139' TH S 90 DEG 14 MIN, 397.4' W 89 DEG 46 MIN, 139' TO BG	MOBLEY, GREGORY A. REV TR	1.34	N/A	48,620	5,348	556
13	0000-27-07N-07W-1-009-00 27-07-07-00350 BEG. AT A POINT 480' N & 288.5' E OF THE CENTER OF SECTION 27 THE SAME BEING A POINT ON THE N ROW LINE OF U.S. HWY 277 & 62 BEING THE SWIC OF THIS TRACT, TH N AT AN ANGLE OF 90 DEG. 14' FOR A DIST 435.6' TH E AT AN ANGLE OF 89 DEG. 45' FOR A DIST 100' TH S AT AN ANGLE OF 90 DEG. 14' FOR DIST OF 435.6' TO A POINT ON THE N ROW LINE OF U.S. HWY 277 & 62, TH W ALONG SAID ROW LINE AT AN ANGLE OF 89 DEG. 46' TO DIST. OF 100' TO POB.	GARDNER, ROBERT W. & MARY K.	1.00	707 E CHOCTAW	93,587	10,294	1,070
14	0000-27-07N-07W-1-014-00 27-07-07-00600 TR IN SW/4 NE/4 BEG 480' N & 386.5' E OF CENTERLINE SEC 27 SAME BEING N ROW LINE U.S. HWYS 277 & 62, BEING SWIC THIS TR. TH N 90 DEG 14 MIN 435.6' E 89 DEG 46 MIN 100' S 90 DEG 14 MIN 435.6' TO POINT ON N ROW LINE H WYS 277 & 62, TH W ALONG RW 89 DEG 45 MIN, 100' TO BEG.	REDWINE INVESTMENTS, LLC	0.98	N/A	149,664	16,133	1,678
15	0000-27-07N-07W-1-025-00 27-07-07-01100 BG 480' N & 486.5' E OF CENTER SEC 27 (BEING ON N ROW HWY 277 & BEING SWIC THIS TR) N 90 DEG 14 MIN 435.6' TH E 89 DEG 46 MIN, 100' TH S 90 DEG 14 MIN, 435.6' TO HWY TH ALONG HWY W 89 DEG 46 MIN 100' TO BEG.	REDWINE INVESTMENTS, LLC	1.00	N/A	5,980	658	68
16	0000-27-07N-07W-1-018-00 27-07-07-00800 BG 2170' S & 1335' E OF NW/4 NW/4 NE/4 TH W 333.2' N 1336' TO PT ON E ROW OF RR TH IN SELY DIR ALONG EASTERLY ROW TO PT OF BG. & LYING INSIDE CITY LIMITS (5 AC).	CARPENTER, JAMES ALBER	5.00	907 E CHOCTAW	43,036	4,734	492
17	0000-27-07N-07W-1-024-00 27-07-07-01060 BEG 2170' S & 1335' E OF NW/4 NE/4, BEING A PT AT INTERSECTION OF N ROW LINE OF HWY 62 & 277 & THE E ROW LINE OF Y.T. & S.F. RR NOW ABANDONED, TH N 339.9' TH ON A 3 DEG CURVE TO THE LEFT HAVING A RADIUS OF 1 980.1', 321' TH E 359.2' TH S 660' W 330' TO BEG. QCD 6/30/98	SMITH LIVING TRUST J.W. SMITH, TRUSTEE	5.00	N/A	43,452	4,780	497
18	0000-27-07N-07W-1-008-00 27-07-07-00300 ALL THAT PART OF THE SE/4 NE/4 BG 2170'S & 1845'E OF NW/4 NE/4 TH E 150' N 660' W 330' S 475' E 108' S 185' TO BEG.	PARADISE 777, LLC	4.25	1103 E CHOCTAW	376,293	41,393	4,304
19	0000-27-07N-07W-1-023-00 27-07-07-01000 BEG 2170' S & 1665' E OF NW/4 NE/4 TH EASTERLY ALONG N LINE OF HWY, 180' N 185' NORTHWESTERLY PARALLEL TO HWY, 180' S 185' TO BEG.	SMITH LIVING TRUST J.W. SMITH, TRUSTEE	0.75		124,832	13,732	1,428
20	0000-27-07N-07W-1-006-00 27-07-07-00200 BEG AT POINT ON PRESENT N ROW HWY #62, 660' E OF E LINE OF RR & 482.4' N OF S LINE OF E/2 SE/4 NE/4 TH N 660' E 215' S 660' TO POINT ON PRESENT N ROW TH NWLY ON CURVE TO LEFT HAVING RADIUS OF 2914.9' 10.2' TH N 8 9 DEG 47 MIN W ALONG ROW 204.8' TO BEG.	STATE OF OKLAHOMA Tax Exempt	3.26		-	-	-
21	0000-27-07N-07W-1-027-00 27-07-07-01200 TR BG 125.3' W & 466.2' N OF SE/4 SE/4 NE/4, SAID POINT BEING ON N ROW LINE US HWY 62, N 00 DEG. 21'E 445', N 39 DEG. 10'E 240', TH E & PARALLEL TO N LINE SE/4 NE/4 457.45' TH S & PARALLEL TO W LINE SE/4 NE/4 590.89' TO N ROW LINE U.S. HWY 62, TH SELY ALONG N ROW LINE U.S. HWY 62 305.8' TO POB.	LANTZ, STEPHANIE ANN	4.60		48,628	5,350	556
22	0000-27-07N-07W-1-026-00 27-07-07-01150 BG 465.4' N OF SE/4 SE/4 NE/4 TH N 194.6' N 12 DEG 00 MIN W 100' N 35 DEG 00 MIN W, 170' TH S 00 DEG 21 MIN W, 445' TH S 82 DEG 27 MIN E ALONG ROW, 126.3' TO BEG.	TEAGUE, GARY DEAN & NANCY CAROL REV TRUST	0.94	1301 S Choctaw	155,373	17,091	1,777
23	0000-26-07N-07W-2-011-00 26-07-07-01400 TR BG 465.4' N OF SW/4 SW/4 NW/4 SEC 26, ON N ROW LINE U.S. HWY #62, S 82 DEG 27 MIN E, 179.6' TH N 4 DEG 03 MIN W, 218.2' TH W 194.2' S 194.6' TO BEG.	TEAGUE, GARY DEAN & NANCY CAROL REV TRUST	0.89		32,301	3,553	369
24	0000-26-07N-07W-2-009-00 26-07-07-01250 TR BG 178' E & 442' N OF SW/4 SW/4 NW/4 NW/4 TH S 82 DEG 27 MIN E ALONG ROW LINE 208.7' TH N 4 DEG 03 MIN E, 208.7' TH N 82 DEG 27 MIN W, 208.7' TH S 4 DEG 03 MIN W 208.7' TO BEG.	TEAGUE, GARY & NANCY REV TRUST	1.00	1305 W Choctaw	520,404	57,244	5,953
25	0000-26-07N-07W-2-012-00 26-07-07-01450 TR IN SW/4 NW/4 BEG 660' N & 194.2' E OF SW/4 NW/4 TH E 812.3' S 330' TO N ROW U.S. HWY #62, N 82 DEG 27 MIN W, 618', N 4 DEG 03 MIN E, 208.7' N 82 DEG 27 MIN W, 208.7' N 4 DEG 03 MIN E, 9.5' TO BEG.	TEAGUE, GARY & NANCY REV TRUST J.W. SMITH, TRUSTEE	4.16		6,587	725	75

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills
Estimated 20232023 Market
Value2023 Assessed
Value

Taxes

Parcel ID	Shortland Legal Description	Record Owner	Acres	Address	Value	Value	Taxes
26	0000-26-07N-07W-2-008-00	26-07-07-01200 TR BEG 660' N & 1006.3' E OF SW/4 SW/4 NW/4 SEC. 26 TH S 330' TO N R/O/W U.S. #62 TH S 82 DEG 27' MIN. E 320' TH N 372.1' TH W 317.2' TO BEG.	2.56		538	59	6
27	0000-26-07N-07W-2-007-00	26-07-07-01300 BG NE/4 SE/4 SW/4 NW/4 TH S 424'-NWLY ALONG MIDDLE LINE OF HWY 320' TH N TO CENTER LINE OF WASHITA RIVER, E ALONG N BOUNDARY LINE OF SE/4 SW/4 NW/4, BEING 1 ACRE	1.00		394	43	4
28	0000-26-07N-07W-2-005-00	26-07-07-01050 NE/4 SW/4 NW/4 & E/2 NW/4 N OF HWY & W/2 NE/4 & W/2 SE/4 NE/4 & SW/4 NE/4 & NE/4 SE/4 & N/2 SE/4 SE/4, W OF RIVER LESS 30 AC TURNPIKE & LESS 1.57 AC TO HWY & LYING INSIDE CITY LIMITS	22.00	1527 E State Highway 62	51,737	5,691	592
29	0000-26-07N-07W-2-004-00	26-07-07-01055 NE/4 SW/4 NW/4 & E/2 NW/4 N OF HWY & W/2 NE/4 & W/2 SE/4 NE/4 & SW/4 NE/4 & NE/4 SE/4 & N/2 SE/4 SE/4 W OF RIVER LESS 30 AC TRNPK & LESS 1.57 AC TO HWY & LYING INSIDE CITY LIMITS	139.63		53,461	5,881	612
30	0000-26-07N-07W-2-010-00	26-07-07-01350 BG 265' N OF SW/4 SW/4 SE/4 NW/4 TH 220' SELY TO BEG TH SE 250' TH N 90 DEG LEFT, 120' TH 90 DEG LEFT IN NW DIRECTION, 250' TH 90 DEG TO LEFT, 120' TO BEG.	0.69		16,438	1,808	188
31	0000-26-07N-07W-3-003-00	26-07-07-01100 E 228.9' OF SW/4 NW/4 & SE/4 NW/4 & E 228.9' OF NW/4 SW/4 & E 228.9' OF N/2 SW/4 SW/4 & NW/4 SE/4 & NE/4 SE/4 & SE/4 SW/4 & NW/4 SW/4 SE/4 & NE/4 SW/4 SE/4-ALL LYING S OF US 62 HWY & N OF COUNTY ROAD & LESS BAILEY TURNPIKE & LESS 9.48 AC TO OKLA. TURNPIKE AUTH. & LYING INSIDE CITY LIMITS-LESS BEG. AT A POINT 1282.33' N 89 DEG. 58'19"E OF NW/4 SW/4 SAID POINT BEING ON THE N LINE SW/4 TH N 00 DEG. 16'25"E 100.84', N 20 DEG. 09'54" E 77.89' TO S R/O/W LINE OF HWY 62, TH S 82 DEG. 26'37"E ON S R/O/W LINE 220.26', S 7 DEG. 33'23"W R/O/W A DIST. 75', S 82 DEG. 26'37"E ON S R/O/W LINE 172.09', S 7 DEG. 33'23"W 164.03', N 85 DEG 54'48"W 386.16', N 00 DEG 16'25"E 87.25' TO POB. & LESS A TR. BEG. AT A POINT BEING ON SAID R/O/W LINE A DIST 212.19' S 20 DEG. 09'54" W 77.89' S 00 DEG. 16'25"W 187.89' S 85 DEG. 54'48"E 386.16' S 7 DEG. 33'23"W 365.2', N 89 DEG. 56'25"W 520.55' N 00 DEG. 03'35"E 476.16' TO POB. SEE FILE 0 DEG 03'35"E 476.16' TO POB.	33.05		17,766	1,954	203
32	0000-26-07N-07W-3-006-00	26-07N-07W BEG. AT A POINT 1099.01' N 89 DEG. 58'19"E OF NW/4 SW/4 SAID POINT BEING ON N LINE SAID SW/4 TH N 00 DEG. 03'35"E 201.78' TO S R/O/W LINE OF HWY 62, TH S 82 DEG. 26'37"E ON SAID R/O/W LINE A DIST 212.19' S 20 DEG. 09'54" W 77.89' S 00 DEG. 16'25"W 187.89' S 85 DEG. 54'48"E 386.16' S 7 DEG. 33'23"W 365.2', N 89 DEG. 56'25"W 520.55' N 00 DEG. 03'35"E 476.16' TO POB.	5.85		284,141	31,256	3,250
33	0000-26-07N-07W-3-007-00	26-07-07W BEG. AT A POINT 1282.33' N 89 DEG. 58'19"E OF NW/4 SW/4 SAID POINT BEING ON THE N LINE OF 00 DEG. 16'25"E 100.84', N 20 DEG 09'54"E 77.89' TO S R/O/W LINE OF HWY 62, TH S 82 DEG. 26'37"E ON SAID S R/O/W LINE A DIST. 75', S 82 DEG. 26'37"E ON SAID R/O/W LINE 172.09', S 7 DEG. 33'23"W ON SAID R/O/W LINE 220.26', S 7 DEG. 33'23"W ON SAID R/O/W LINE 172.09', S 7 DEG. 33'23"W ON SAID R/O/W LINE 172.09', S 7 DEG. 33'23"W 164.03', N 85 DEG. 54'48" W 386.16', N 00 DEG. 16'25"E 87.25' TO POB.	2.00		79,384	8,732	908
34	0000-26-07N-07W-3-005-00	26-07-07-01150 W 1097' OF NW/4 SW/4 & W 1097' OF N/2 SW/4 LYING N OF CN LINE OF CO. ROAD	48.77		25,473	2,802	291
35	0000-27-07N-07W-1-007-00	27-07-07-00250 W 1305.7' OF SE/4 NE/4 & NE/4 SE/4 LYING S OF U.S. HWY 62 & W 1305.7' OF N/2 SE/4 SE/4, LYING N OF CENTER LINE OF COUNTY RD.	59.10		31,848	3,503	364
36	0000-26-07N-07W-3-004-00	26-07-07-01655 SEE SEC 35-7-7-100 FOR DESC & LYING INSIDE CITY LIMITS	34.00		Tax Exempt	-	-
37	0000-27-07N-07W-4-008-00	27-07-07-01650 SEE FILE 35-7-7-100 FOR DESC.	21.52		Tax Exempt	-	-

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shortland Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
38	0000-27-07N-07W-4-005-00 27-07-07-01600 COMM. AT SEC SE/4 TH S 89 56'59"W ALONG THE S LINE OF SAID SE/4 659.59' TO SEC OF W/2 SE/4 SE/4 TH N 00 06'28"E ALONG THE E LINE OF W/2 SE/4 SE/4 722.12 TO A POINT BEING S 00 06'28"W 597.76' FROM THE NE/C OF W/2 SE/4 SE/4 & THE POB. TH S 89 57'02"W 220.81' N 00 02'58"W 337.87' S 84 48'16"E 222.62' TO A POINT ON THE E LINE OF W/2 SE/4 SE/4 SAID POINT BEING S 00 06'28"W 280.37' FROM THE NE/C OF W/2 SE/4 SE/4 TH S 00 06'28"W ALONG SAID E LINE 317' 39' TO POB.	SMITH, FERMAN B. & WALSHIE M. LIFE EST. & LOWE LAND & CATTLE	1.69	1025 E Iowa	16,399	1,804	188
39	0000-27-07N-07W-4-007-00 27-07N-07W COMM. AT SEC TH S 89 56'59"W ALONG THE S LINE OF SAID SE/4 659.59' TO SEC OF W/2 SE/4 SE/4 SAID POINT ALSO BEING THE NE/C OF NW/4 NE/4 NE/4 OF SAID SECTION 34, & THE POB TH S 00 02'46"E ALONG THE E LINE OF NW/4 NE/4 NE/4 OF SAID SECTION 34 660.50' TO SEC OF NW/4 NE/4 NE/4 OF SAID SECTION 34, TH S 89 56'59"W ALONG THE S LINE OF NW/4 NE/4 NE/4 OF SAID SECTION 34, 659.85' TO SW/C NW/4 NE/4 NE/4 OF SAID SECTION 34, TH N 00 02'05"W ALONG THE W LINE OF 4 OF SECTION 34, 86'-50' TO NW/C OF NW/4 NE/4 NE/4 OF SAID SEC.34, & SW/C OF W/2 SE/4 SE/4 OF SAID SEC. 27; TH N 00 05'32"E ALONG THE W LINE OF W/2 SE/4 SE/4 OF SAID SEC. 27 1100.48' TO POINT BEING S 00 05'32"W 218.89' FROM NW/C OF W/2 SE/4 SE/4 OF SEC. 27; TH S 84 46'16"E 440.04' S 00 02'58"E 337.87' N 89 57'02"E 220.81' TO A POINT ON E LINE OF W/2 SE/4 SE/4 OF SEC. 27, SAID POINT BEING S 00 06'28"W 597.76' TO NE/C OF W/2 SE/4 SE/4 OF SAID SEC. 27, TH S 00 06'28"W ALONG SAID E LINE 722' .12' TO POB..	LOWE LAND & CATTLE, LLC	14.60		7,752	853	89
40	0000-35-07N-07W-2-002-00 35-07-07-00105 SEE SEC 35-7-7 #100 FOR LEGAL DESC LYING INSIDE CITY LIMITS	OKLAHOMA A & M COLLEGE	51.45		Tax Exempt	-	-
41	0000-34-07N-07W-1-001-00 34-07-07-00050 SEE FILE 35-7-7 #100 FOR DESC & SEE FILE 35-7-7-#50 FOR DESC	OKLAHOMA A & M COLLEGE	20.00		Tax Exempt	-	-
42	0000-34-07N-07W-1-008-00 34-07-07-00150 SE/4 NE/4 & SW/4 NE/4 NE/4 & NE/4 SW/4 NE/4 LESS 360 AC IN SEC SE/4 NE/4-LESS BG NW/C SW/4 NE/4 NE/4, N 89 56'44" E 90' S 00 02'05"E 1436.54 CURVE TO L, R 450', BEARING S 21 27'30"E 328.73', ARC 336.52', S 42 52'54"E 278.77', S 89 42'35" E 640.58' S 00 03'27"E 30.47', S 89 55' 47"W 1040.23', N 00 02'05"W 1981.66 TO POB.	LOUIS, NATALIE M.	50.04		27,080	2,979	310
43	0000-34-07N-07W-1-003-00 34-07-07-13600 W/2 SW/4 NE/4 - LESS LOTS 1-2-4-9 BLK 6 GRIFFINS ADDN TO CITY OF CHICKASHA	HARPER, GALA ANN REV TRUST	19.04		77,461	8,521	886
44	C300-00-008-001-0-000-00 34-07-07-08700 ALL LOTS 1-2 & 8-9 BLK 6 GRIFFIN ADDN	HARPER, GALA ANN REV TRUST	0.32		4,761	524	54
45	0000-34-07N-07W-1-005-00 TH E 300' S 250' W 300' N 250' TO BG (1.72 AC) & LESS TR BEG 300' E OF NW/C E/2 NW/4 NE/4 TH S 250' E 60' N 250' W 60' TO BEG (35) LESS COMM. NE/C E/2 NW/4 NE/4, S 00 01'46"E 387.15' TO POB; S 00 01'46" E 660' N 89 59'36" W 363' N 00 01'45"W 660' S 89 59'36" E 363' TO POB	Chickasha Municipal Authority	12.43	904 Grand Ave	Tax Exempt	-	-
46	0000-34-07N-07W-1-006-00 34-07-07-14150 BEG NW/C E/2 NW/4 NE/4 TH E 360' TH S 250' W 360' N 250' TO POB	LINCOLN ALUMNI ASSOC, INC	2.07		Tax Exempt	-	-

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills
2023 Assessed
Estimated 2023

Parcel ID	Shortand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Taxes
47	0000-27-07N-07W-4-004-00 27-07-07-071550 SW/4 SE/4 LESS A TRACT BEG 1319.28' N 89 DEG 48'03"E & 859.64' N 00 DEG 06'09"E SW/4 SE/4 TH N 89 DEG 56'42"W 466.73' TH N 00 DEG 06'09"E 466.70' TH S 89 DEG 56'42"E 466.73' TH S 00 DEG 06'09"W 466.70' TO POB LESS: A TRACT COMM AT THE SW/4 SE/4 N 89 54'03"E 1319.28'; N00 96'09"E 459.64' TO POB; TH N89 56'42"W 435.60'; TH N00 96'09"E 400'; TH S89 56'42"E 435.60'; S00 96'09"W 400' TO POB LESS- A TRACT COMM AT THE SW/4 SE/4 SECT 27 TH N 00 04'31"E 50', TH N89 48'03"E 264.65' TO THE POB; TH N00 05'41"E 256.28'; TH S 89 51'54"E 360'; TH N00 06'22"E 145.34'; TH N 89 53'51"W 624.83'; TH N 00 04'31"E 352.35'; S 89 55'29"E 79.68'; TH N 00 00'00"E 427.06'; TH S 89 58'24"E 543.45'; TH SOUTHEASTERLY ALONG A CURVE T O THE RIGHT HAVING A RADIUS OF 170' (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S 44 55'08"E 240.51') FOR AN ARC DISTANCE OF 267.16'; TH S 00 06'09"W 240.02'; TH SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230' (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S 11 16'28"E 90.74') FOR AN ARC DISTANCE 91.34' TO REVERSE CURVATURE; TH SOUTHERLY ALONG A CURVE TO THE RIGHT SEE FILE FOR REST	Chickasha Municipal Authority	9.12				
48	0000-27-07N-07W-4-002-00 27-07-07-071450 TR BG SE/4 NW/4 SE/4 TH N 61'11"W 200' N 218' W 150' N 435.4' W 90' N 435' TO S ROW HWY TH W ALG ROW 85 S 1310' 85' S 390' E 1250' TO BG. 27-07-07-071400 TR BG 627' N OF SE/4 NW/4 SE/4 TH N 435.6' W 200' S 435.6' E 200' TO BEG. 27-07-07-00950 TR IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 1056.6' N OF SE/4 NW/4 SE/4 TH N 653.4' TH W 110' S 200' W 90' S 453.4' E 200' TO BEG. 27-07-07-071500 BG 200' W & 1710' N OF SE/4 NW/4 SE/4 TH E 90' S 200' W 90' N 200' TO POB. 27-07-07-00900 BG 200' W OF PT OF INTERS OF S LINE OF ROW WITH E LINE SE/4 NW/4 SE/4 TH S 871' W 150' N 871' TO S LINE OF ROW TH E 150' TO BEG 27-07-07-00400 BG 450' W & 17.58' S OF INTERS. OF S ROW LINE U.S. HWY 62 & E SIDE SE/4 SW/4 NE/4 TH S 128.02' S 89 DEG 47 MIN E, 100' N 135.02' TH ON CURVE WESTERLY HAVING RADIUS OF 5679.58' 100.23' TO BEG 27-07-07-00850 TR OF LAND IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 450' W OF POINT OF INTERSECTION OF S LINE R/W HWY 62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E PARALLEL WITH S ROW LINE HWY 100' TH S 280' N 89 DEG 47 MIN W, 100' TH N 280' TO BEG.	CHICKASHA ANTIQUE CAR CLUB INC M.I.L.L.C. % RYAN, LLC DOUGHTY, NORMA SUE JOHNS, CW & JANNIA C. DOUGHTY, JIMMY FLOYD GARY GRISHAM GRISHAM, GARY & DOROTHY REV TRUST	35.00	110 Grand 912 E Choctaw 910 E Choctaw 904 E Choctaw	1,049,602 147,372 49,305 55,399	115,456 16,211 5,094 6,094	12,006 1,686 530 634
51	0000-27-07N-07W-4-003-00 27-07-07-071500 BG 200' W & 1710' N OF SE/4 NW/4 SE/4 TH E 90' S 200' W 90' N 200' TO POB.		0.40	910 E Choctaw	49,305	5,094	530
52	0000-27-07N-07W-1-021-00 27-07-07-00900 BG 200' W OF PT OF INTERS OF S LINE OF ROW WITH E LINE SE/4 NW/4 SE/4 TH S 871' W 150' N 871' TO S LINE OF ROW TH E 150' TO BEG 27-07-07-00400 BG 450' W & 17.58' S OF INTERS. OF S ROW LINE U.S. HWY 62 & E SIDE SE/4 SW/4 NE/4 TH S 128.02' S 89 DEG 47 MIN E, 100' N 135.02' TH ON CURVE WESTERLY HAVING RADIUS OF 5679.58' 100.23' TO BEG 27-07-07-00850 TR OF LAND IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 450' W OF POINT OF INTERSECTION OF S LINE R/W HWY 62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E PARALLEL WITH S ROW LINE HWY 100' TH S 280' N 89 DEG 47 MIN W, 100' TH N 280' TO BEG.		3.00	904 E Choctaw	55,399	6,094	634
53	0000-27-07N-07W-1-010-00 27-07-07-00400 BG 450' W & 17.58' S OF INTERS. OF S ROW LINE U.S. HWY 62 & E SIDE SE/4 SW/4 NE/4 TH S 128.02' S 89 DEG 47 MIN E, 100' N 135.02' TH ON CURVE WESTERLY HAVING RADIUS OF 5679.58' 100.23' TO BEG 27-07-07-00850 TR OF LAND IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 450' W OF POINT OF INTERSECTION OF S LINE R/W HWY 62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E PARALLEL WITH S ROW LINE HWY 100' TH S 280' N 89 DEG 47 MIN W, 100' TH N 280' TO BEG.		0.33		35,226	3,875	403
54	0000-27-07N-07W-1-020-00 27-07-07-00850 TR OF LAND IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 450' W OF POINT OF INTERSECTION OF S LINE R/W HWY 62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E PARALLEL WITH S ROW LINE HWY 100' TH S 280' N 89 DEG 47 MIN W, 100' TH N 280' TO BEG.		0.67		2,559	281	29
55	0000-27-07N-07W-1-017-00 27-07-07-071500 BEG 600' W OF CENTER LINE OF S LINE OF ROW HWY #62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E 150' TH S 435.6' N 89 DEG 47 MIN W, 150' TH N 435.6' TO BEG.	GERLACH, JAMES MATTHEW & DENISE	1.50	820 E Choctaw	84,270	9,270	964
56	0000-27-07N-07W-1-015-00 27-07-07-00650 BG 700' W OF INTERS. & S ROW OF HWY #62 WITH E LINE OF SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN, E ALONG S ROW HWY #62 WITH E LINE OF SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E ALONG S ROW HWY #62, 100' TH S 435.6' TH N 89 DEG 47 MIN W, 100' TH N 435.6' TO BG (A TR 100' E & W OF HWY, 435.6' N & S)	BCP, L.L.C.	1.00	810 E Choctaw	43,266	4,760	495
57	0000-27-07N-07W-1-028-00 27-07-07-071350 TR OUT OF SW/4 NE/4 NW/4 SE/4 BEG 190' W OF POINT OF S INTERSECTION OF S LINE OF HWY #62 & E LINE OF SW/4 SW/4 NE/4 OF SECTION 27 TH S 89 DEG 47 MIN E ALONG SAID S ROW LINE & HWY #62, 150', TH S 435.6' TH N 89 D EG 47 MIN W, 150' TH N 435.6' TO BEG.	STARTIZ, STEVE	1.50	802 E Choctaw	84,349	9,278	965
58	0000-27-07N-07W-1-016-00 27-07-07-00700 TR IN SW/4 SW/4 NE/4 & NW/4 NW/4 SE/4 BEG 290' W OF INTERSECTION OF S LINE HWY #62 & E LINE OF SW/4 SW/4 NE/4 TH S 89 DEG 47 MIN E 100' TH S 435.6' N 89 DEG 47 MIN W, 100' N 435.6' TO BEG	STARTIZ, STEPHEN LEWIS	1.00	718 E Choctaw	22,991	2,529	263

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
59	0000-27-07N-07W-1-011-00	27-07-07-00450 BG 590' W OF INTERS. S LINE HWY 62 & E LINE OF SW/4 SW/4 NE/4 TH S 89 DEG 47' MIN E ALONG HWY 62 300' TH S 435.6' N 89 DEG 47' MIN W, 300' TH N 435.6' TO BEG.	3.00	STEPHENS, MONA W. LIVING TRUST	5,544	940	98
60	0000-27-07N-07W-3-001-00	27-07-07-03800 BEG SEC NE/4 SW/4 TH N 390' W 667' S 390' E 667' BOARD OF COUNTY COMMISSIONERS TO BEG.	5.98		Tax Exempt	-	-
61	0000-27-07N-07W-3-004-00	27-07-07-04100 TR BEG 667' W OF SEC NE/4 SW/4 TH W 498' TO E LINE OF CR1&P RR NW/4LY ALONG E LINE RR TO S LINE GRADY CO. FAIRGROUNDS 410' M/L E ALONG S LINE FAIRGROUNDS 623' TO A PT 390' DUE N OF POB TH S 390' TO BEG.	5.01		Tax Exempt	-	-
62	0071-00-004-000-0-000-00	34-07-07-09950 ALL BLOCK A BOOKERS 2ND ADDN	1.89		Tax Exempt	-	-
63	0000-35-07N-07W-2-003-00	35-07-07-00250 SW/4 NW/4 LESS 3.6 AC OUT OF SW/4 LESS 5.82 AC TURNPIKE RUTH KING-1/3 INTEREST ETAL-2/3 INTEREST	30.58	Chickasha Municipal Authority LOUIS, NATALIE M.	16,077	1,768	184
TOTALS:			749.24		6,037,143	656,888	68,306

	NAV	TIF %
Chickasha Schools	131,021,784	
TIF A	3,386,703	2.585%
TIF B	656,888	0.501%
City of Chickasha	NAV	TIF %
TIF A	112,377,341	3.014%
TIF B	3,386,703	0.585%
City of Chickasha	Acreage	TIF %
TIF A	14,383.00	0.628%
TIF B	90.31	5.209%
	749.24	

EXHIBIT “E”

**PROPOSED DEVELOPMENT IN THE PROJECT AREA
AND INCREMENT DISTRICTS**

This Gateway to Chickasha Economic Development Project Plan describes an economic development project of the City of Chickasha, Oklahoma, that brings a transformative commercial development to the undeveloped area located along U.S. Highway 62 corridor from the H.E. Bailey Turnpike leading to enhanced development within downtown Chickasha. The purpose of the Increment Districts (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment.

There are two primary development components of the Project. The first component is redevelopment investment in downtown Chickasha. The City has identified potential development interests (i.e., the Developers) that propose various redevelopment projects within downtown Chickasha, including but not limited to mixed-use commercial, retail, and residential projects, hotel, restaurants, and other attractions, that would establish Chickasha as a destination community (i.e., the Downtown Chickasha Project). The secondary component of the Project is the development of property east of downtown Chickasha, along the U.S. Highway 62 corridor extending to the H.E. Bailey Turnpike interchange, creating a destination retail development serving the citizen of Chickasha and surrounding communities alike (i.e., the Highway 62 Corridor Project).

The City has for a number of years attempted to develop these areas without success. The development areas require significant public infrastructure improvements to support the scale of the proposed development. The City has previously included portions of the development area in a tax increment district, however, the infrastructure needs far outpace the capacity of the existing tax increment district to support the proposed development, and as such, the creation of one or more new tax increment districts comprising the proposed development areas is critical to the successful implementation of the proposed Project.

The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment Districts is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$581.6 million in costs associated with the infrastructure improvements and economic incentives (i.e., the TIF Projects). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment Districts (i.e., the Infrastructure Costs) are estimated to be \$551.6 million. Certain economic incentives (i.e., the Incentive Costs) are proposed in the estimated amount of \$30 million in support of the Project. The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs represent the Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

The following specific Infrastructure Costs have been identified by the City as necessary to support the full development of the Project. Many of the Infrastructure Costs will support development within more than one of the Increment Districts, and as such, any of the Infrastructure Costs shall be deemed to be authorized Project Costs of any and all of the Increment Districts. The authorized amounts shown represent cost estimates derived from multiple planning and engineering studies conducted by or on behalf of the City over the last approximately ten to twelve years, annualized to estimated 2024 costs.

- A. **Water System Improvements:** Installation and extension of the City's water distribution system within the Project Area to serve the various project features within the Downtown Chickasha Project and the Highway 62 Corridor Project. Project costs under this category include assistance in the financing of the actual material and labor costs associated with the acquisition of land and the installation, relocation, reconstruction and/or removal of new or existing water lines, and distribution structures and fixtures, similar public improvements, related common utility or service facilities, related landscaping; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$153,900,000**

- B. **Sanitary Sewer Improvements:** Relocation or modification of one or more sanitary sewer lines, lift stations, and wastewater treatment plan facilities within the Project Area. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sanitary sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$141,400,000**

- C. **Storm Water Drainage Improvements:** Installation of improved facilities for storm water drainage throughout the Project Area. These improvements may include the reconstruction, relocation, or modification of one or more stormwater drainage lines, pipes, drains, ditches, gullies, catch basins, manholes or other stormwater facilities. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including curbing, sidewalks and any similar public improvements, common utility or service facilities; landscaping, parking and water detention/retention

systems; retaining walls; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal.

\$33,300,000

- D. **Street and Bridge Improvements:** Installation of street and road infrastructure within the Project Area to accommodate the heavy traffic flows generated by this project. Project costs under this category may include assistance in the financing of the costs of these street and roadway improvements. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets within the Project Area and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal

\$131,100,000

- E. **Contingency:** Approximately twenty percent (20%) contingency to reflect probable inflationary costs for the above listed projects over the next decade.

\$91,900,000

The Incentive Costs are estimated to be \$30 million and will be used for the purpose of providing assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) necessary to accomplish the Project. Said assistance in development financing will be approved by the City Council pursuant to an economic development agreement with the prospective development that sets forth appropriate performance requirements to qualify for the incentive(s). Certain of the Infrastructure Costs may also be accomplished through the use of assistance in development financing.

Additional amounts will be financed by the apportionment of tax increments from the Increment Districts including the Organizational Costs and the Debt Service Costs, all related to Project Costs in excess of the amounts specifically identified as Incentive Costs and City Infrastructure Project Costs. The Organizational Costs associated with the initial creation and implementation of the Increment Districts are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year for each Increment District. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be not in excess of approximately \$780.6 million.

The total estimate of Infrastructure Costs and Incentive Costs that may be made available for improvements and assistance in development financing from apportioned tax revenues shall be \$581.6 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project

Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$781.25 million. The estimated combined total of all Project Costs is \$1,362,850,000.

The estimated \$91.83 million capital investment (\$73.46 million in net taxable value) and \$1.346 billion in total taxable sales over the term of the Increment Districts is based on the following preliminary assumptions:

- Downtown Chickasha Project (Increment District “A”)
 - Approximately 179,030 square foot of retail, restaurant and service industry space, with an estimated \$20,530,000 project investment (\$16.42 million taxable value) and \$36,065,000 in annual retail sales (average of \$201/sf.)
 - Approximately 205,500 square foot of office space, with an estimated \$23,250,000 project investment (\$18.6 million taxable value)
 - Approximate 75 units of hotel space with an estimated \$20,000,000 project investment (\$16 million taxable value), and average occupancy rates of \$170 per night, with a 50% occupancy factor, generating \$2,326,875 in annual taxable sales.
 - Multifamily housing, with an estimated \$3,100,000 project investment (\$2.48 million taxable value)
 - Taxable value is estimated at 80% of project investment
- Highway 62 Corridor Project (Increment District “B”)
 - Approximately 200,000 square foot of retail and service industry space, with an estimated \$20,000,000 project investment (\$16 million taxable value) and \$40,000,000 in annual retail sales (average of \$200/sf.)
 - Approximately 41,500 square foot of office space, with an estimated \$4,150,000 project investment (\$3.32 million taxable value)
 - Taxable value is estimated at 80% of project investment

Please see Exhibit “F” for a Preliminary Site Development Plans for certain development projects proposed as part of the Downtown Chickasha Project.

EXHIBIT "F"

PRELIMINARY SITE DEVELOPMENT PLANS*

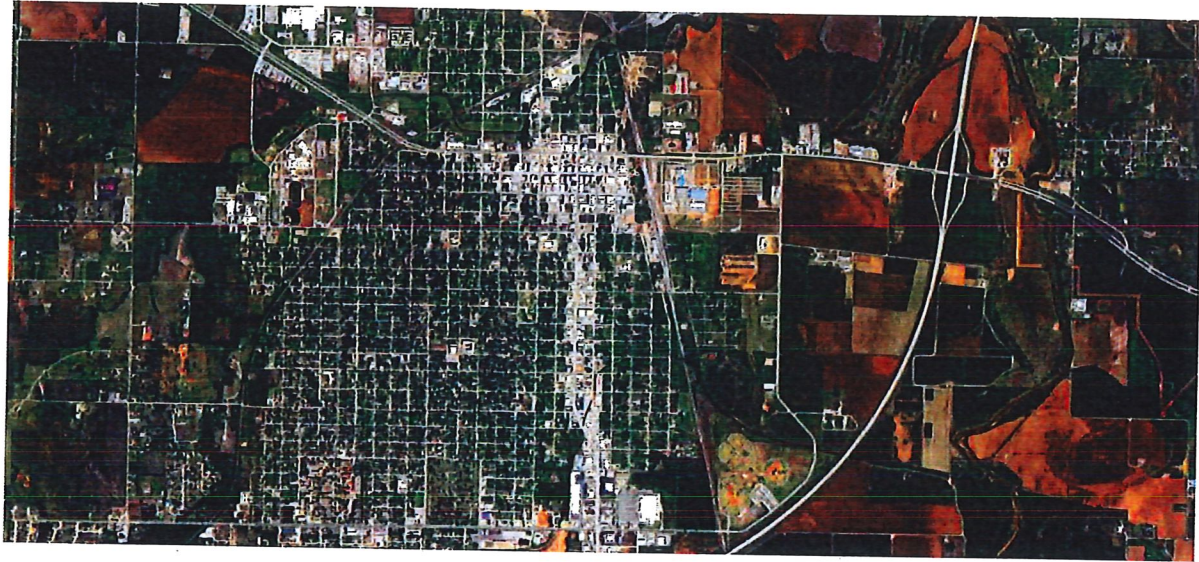
DOWNTOWN CHICKASHA PROJECT

* See following pages for Preliminary Conceptual Layout, which is subject to change.

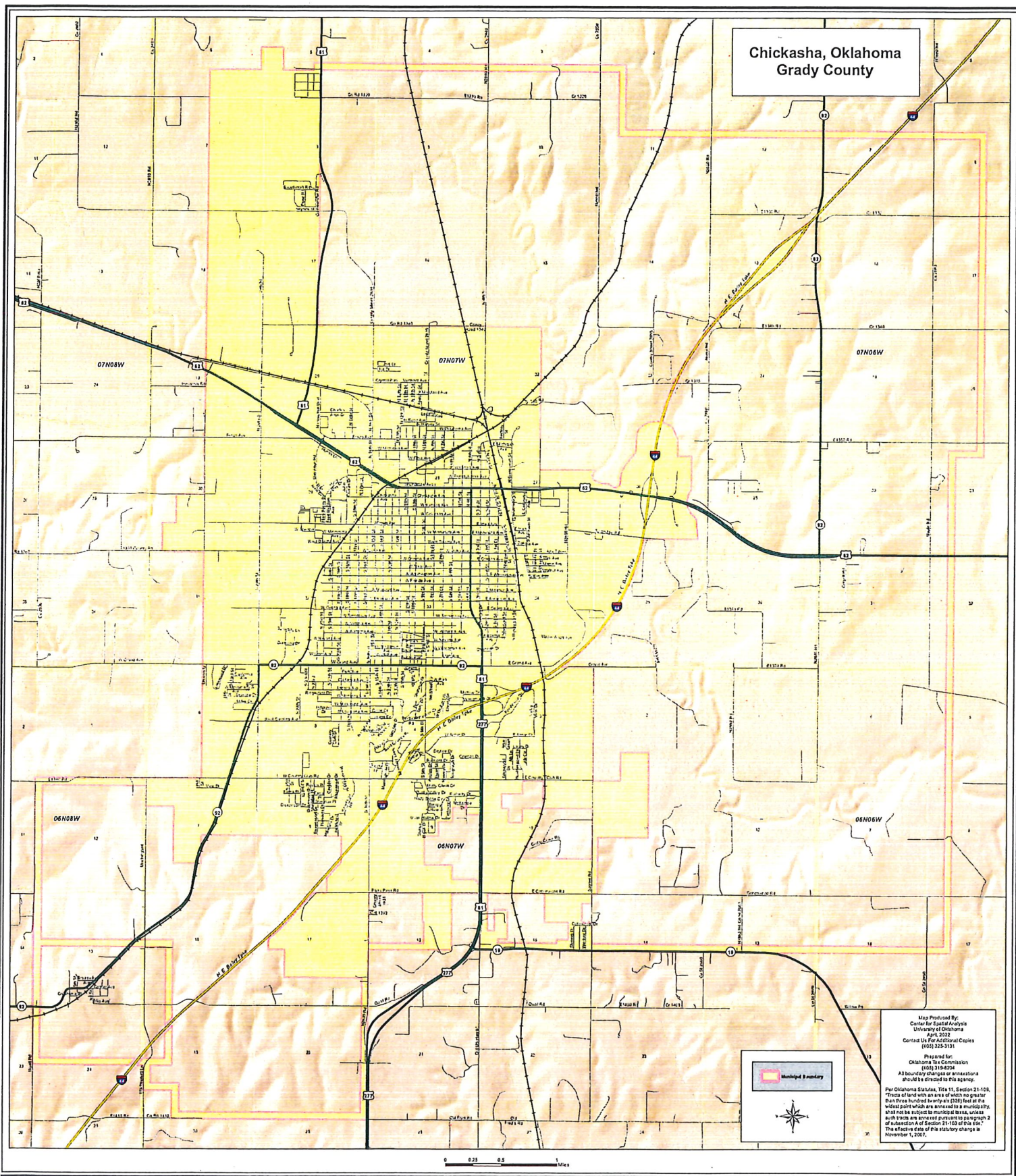
EXHIBIT "G"

EXISTING USES AND CONDITIONS OF REAL PROPERTY

Aerial view of Increment District areas:



The following pages include a municipal boundary map showing the corporate limits of the City, and the most recent city-wide zoning map.



CHICKASHA

Meeting Type: Planning Commission 7/9/24

Meeting Date: 7/9/2024

Department: Community Development

Agenda Item No. 2.h.

AGENDA ITEM: Consideration and appropriate action relating to a Resolution recommending that the City of Chickasha, Oklahoma, through its City Council create two tax increment districts and approve the Gateway to Chickasha Economic Development Project Plan

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		

FUND	ACCOUNT	AMOUNT
------	---------	--------

Meeting Date:
July 9, 2024

(From)		
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V. ATTACHMENTS:

1. Resolution Planning Comm ID AB (2024-07-09)
2. Chickasha TIF #AB Project Plan (Draft 06-12-2024)
3. Chickasha TIF AB Public Hearing Notice (maps)
4. Chickasha TIF Presentation 07-09-24

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE PLANNING COMMISSION OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN REGULAR SESSION IN THE COUNCIL CHAMBERS AT CHICKASHA CITY HALL, 117 NORTH 4TH STREET, CHICKASHA, OKLAHOMA, 73018, ON THE 9TH DAY OF JULY, 2024, AT 4:00 O'CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the City Clerk. Commissioner _____ moved passage of the Resolution and Commissioner _____ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

RESOLUTION

A RESOLUTION RECOMMENDING THAT THE CITY OF CHICKASHA, OKLAHOMA THROUGH ITS CITY COUNCIL CREATE TWO TAX INCREMENT DISTRICTS AND APPROVE THE GATEWAY TO CHICKASHA ECONOMIC DEVELOPMENT PROJECT PLAN.

WHEREAS, the City of Chickasha, Oklahoma (the "City") is working to promote economic development in the area, in order to provide increased opportunity for residents of the area and to improve the overall standard of living; and

WHEREAS, the City aspires to attract and retain business interests with the potential to invest in commercial retail and entertainment facilities within the City, subject to certain conditions including economic development incentives and financing; and

WHEREAS, the Local Development Act, Title 62, Oklahoma Statutes Section 850 *et seq.* (the "Local Development Act"), was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities,

towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, the proposed project depends upon the utilization of tax increment financing to help finance the project costs; and

WHEREAS, at the direction of the City Council of the City, this Planning Commission has reviewed the Gateway to Chickasha Economic Development Project Plan (the “Project Plan”); and

WHEREAS, the creation of new opportunities for investment in commercial retail and entertainment facilities and the further development of the project area (all as described in the Project Plan) are in the best interests of the City; and

WHEREAS, this Planning Commission finds that the proposed Project Plan is consistent with the comprehensive plan of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICKASHA, OKLAHOMA:

Section 1. The Planning Commission recommends to the City Council of the City the creation of two tax increment districts and approval of the Gateway to Chickasha Economic Development Project Plan.

PASSED AND APPROVED THIS 9TH DAY OF JULY, 2024.

(SEAL)
ATTEST:

By: _____
Chairman

By: _____
City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Planning Commission of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 9TH DAY OF JULY, 2024.

(SEAL)

City Clerk

**GATEWAY TO CHICKASHA
ECONOMIC DEVELOPMENT PROJECT PLAN**

Prepared by:

CITY OF CHICKASHA, OKLAHOMA

**MAYOR AND CITY COUNCIL
ZACHARY GRAYSON, MAYOR
GEORGIANNE HEBBLETHWAITE, VICE MAYOR, WARD 2
KEA GINN, WARD 1
BRIAN GERDES, WARD 1
CHARLIE BURRUSS, WARD 2
R. P. ASHANTI-ALEXANDER, WARD 3
OSCAR NELSON, WARD 3
JOHN P. SMITH, WARD 4
KELLY BOYD, WARD 4**

**KEITH JOHNSON, CITY MANAGER
RACHEL BERNISH, ASSISTANT CITY MANAGER**

**THE PUBLIC FINANCE LAW GROUP PLLC
5657 N. CLASSEN BOULEVARD, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73118
(405) 235-3413**

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GATEWAY TO CHICKASHA

ECONOMIC DEVELOPMENT PROJECT PLAN

I. DESCRIPTION OF PROJECT

This Gateway to Chickasha Economic Development Project Plan (the “**Project Plan**”) describes an economic development project of the City of Chickasha, Oklahoma (the “**City**”), that brings transformative commercial development to the undeveloped area located along U.S. Highway 62 corridor from the H.E. Bailey Turnpike leading to enhanced development within downtown Chickasha. The Project Plan contemplates the creation of tax increment financing districts pursuant to the Local Development Act, 62 O.S. §850, *et seq* (the “**Local Development Act**”), as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment Districts (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment (collectively and as more thoroughly discussed herein, referred to as the “**Project**”).

There are two primary development components of the Project. The first component is redevelopment investment in downtown Chickasha. The City has identified potential development interests (individually and collectively referred to as the “**Developers**”) that propose various redevelopment projects within downtown Chickasha, including but not limited to mixed-use commercial, retail, and residential projects, hotel, restaurants, and other attractions, that would establish Chickasha as a destination community (referred to herein as “**Downtown Chickasha Project**”). The secondary component of the Project is the development of property east of downtown Chickasha, along the U.S. Highway 62 corridor extending to the H.E. Bailey Turnpike interchange, creating a destination retail development serving the citizen of Chickasha and surrounding communities alike (referred to herein as the “**Highway 62 Corridor Project**”).

The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment Districts (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$581,600,000 in costs associated with the infrastructure improvements and economic incentives (collectively referred to herein as the “**TIF Projects**”). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment Districts (each as defined herein) are estimated to be \$551,600,000 (collectively, the “**Infrastructure Costs**”). Certain economic incentives are proposed in the estimated amount of \$30,000,000 in support of the Project (the “**Incentive Costs**”). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs (each as further defined herein) are collectively referred to herein as the “**Project Costs**”. The City expects to phase the expenditure of Project Costs in coordination with specific

development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the sales and use tax, ad valorem tax, and hotel tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the Organizational Costs, and/or pay the Debt Service Costs on obligations issued to pay the same.

Based solely on the preliminary projections prepared by the City based on potential development opportunities, the commercial development within the Increment Districts could result in a potential total capital investment in excess of \$91.83 million, with a potential total taxable capital investment of approximately \$73.46 million (net taxable value subject to ad valorem taxes) and generate approximately \$1.346 billion in taxable sales over the term of the Increment Districts. Please see Exhibit “E” for a more detailed description of projected development within the Increment Districts. Please see Exhibit “F” for a Preliminary Site Development Plan for certain development projects proposed as part of the Downtown Chickasha Project.

II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The Project Area is the area within which all project activities, including construction of the supporting public improvements, will take place (referred to herein as the “**Project Area**”). A map showing the Project Area is attached as Exhibit “A”. The legal description of the Project Area is set forth in Exhibit “B”. An Increment District is the specific geographic area within which the identified tax increments will be generated and utilized as set forth in this Project Plan (collectively referred to herein as an “**Increment District**” or the “**Increment Districts**”). The Project Plan establishes boundaries for two separate increment districts, each of which may comprise Ad Valorem Increment Revenues, Sales Tax Increment Revenues, and Hotel Tax Increment Revenues, and may also include certain Leverage Act Increment Revenues, each as are defined in Section VII herein. The Increment Districts are each located entirely within the Project Area. Many of the contemplated project activities will occur within the boundaries of the specific Increment District, however certain project activities may occur outside the boundaries of the specific Increment District but within the Project Area. Maps showing the boundaries for the proposed Increment Districts are attached as Exhibit “C”. The legal descriptions of the Increment Districts are set forth in Exhibit “D”. The two separate increment districts are labeled “A” and “B” in these Exhibits, and will be assigned a number (*i.e.*, “Increment District No. 2”, etc.) in the order by which they become effective by action of the Chickasha City Council as described in Section VI(B) herein, and as required by Section 856(B)(3) of the Local Development Act (as defined herein). Increment District “A” is associated with the Downtown Chickasha Project. Increment District “B” is associated with the Highway 62 Corridor Project.

III. ELIGIBILITY OF PROJECT

The Increment Districts are undeveloped and/or underdeveloped within the meaning of and the Local Development Act. The Project Area (including the Increment Districts) is located in a reinvestment area (as defined in Section 853(17) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act. Additionally, the area comprising Increment District “A” (Downtown Chickasha Project) and Increment District “B” (Highway 62 Corridor Project) are each contained within designated enterprise zones (Tracts 40051000100 and 40051001000) and therefore constitute an enterprise area (as defined in Section 853(5) of the Local Development Act). Additionally, the Project, because it will be located within an enterprise zone, represents an eligible project as defined under the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “**Leverage Act**”), and therefore may qualify for certain incentive matching payments made by the State of Oklahoma based on sales and use tax and hotel tax increments dedicated to the Increment District.

The Increment Districts comprise areas where investment, development and economic growth have not occurred, and which require significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

IV. OBJECTIVES

The purpose of the Project and the Increment Districts is to support the achievement of the economic development objectives of the City in order to:

- A. Create significant developments within the City that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes, sales and use taxes, and hotel/motel taxes from within the Increment Districts.

V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the TIF Projects. Without the creation of the proposed Increment Districts, significant development within the Project Area would be unlikely and as a result, any significant increases in ad valorem taxes, sales and use taxes, and hotel/motel taxes would be extremely improbable.

The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the City, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.

The affected ad valorem taxing jurisdictions are Grady County, the Grady County Health Department, Independent School District No. 1 of Grady County (Chickasha Public Schools, and referred to herein as the “**School District**”), Canadian Valley Technology Center Vo-Tech District No. 6, and Grady County EMS. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment Districts will allow the City to apportion the incremental increase in ad valorem tax revenues, sales and use tax revenues, and hotel/motel tax revenues generated through construction and operation of the commercial developments within the Increment Districts for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”), which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2021, Section 176 *et seq.*, and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds (if issued) shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long-term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment Districts. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo any new incremental ad valorem tax revenue generated from real and personal property values during the term of the Increment Districts, but will not affect the existing ad valorem tax base within the Increment Districts. During the term of the Increment Districts, the 50.0% of Ad Valorem Increment Revenues (as defined herein) apportioned to the affected ad valorem taxing jurisdictions as a specific revenue source are estimated to be approximately \$5.27 million (ranging from \$210,400 to \$311,600 per year and based on the proposed development of the Projects), and which will be apportioned directly to the affected taxing jurisdictions. Upon expiration of the Increment Districts, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$623,200 (based on an aggregate taxable capital investment of approximately \$73.46 million).

Potential impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is

the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the School District is that the valuation of the Increment Districts will not count for, and will therefore limit, the bonding capacity of the School District. However, the School District does realize additional revenue from other sources on a per pupil basis. These impacts may be mitigated by any increase in valuation of property outside the Increment Districts (for example, successful development enhances the property values surrounding the Increment Districts), and by any increase in new housing outside the Increment Districts (for example, successful development results in net population gain to the City creating demand for new housing).

The proposed Project will create an increase in demand for utility services from the City, however the City reasonably expects to have sufficient capacity to handle such demand, and the proposed development within the Increment Districts should generate significant increases in annual water and sewer utility revenues. Any increase in public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan.

The formation of the Increment Districts should also result in no net loss in existing sales and use tax revenue or existing hotel/motel tax revenue to the City, as the affected sales tax jurisdiction. A baseline sales tax collection level within each Increment District will be identified and will continue to accrue to the City. A baseline hotel tax collection level within each Increment District will be identified and will continue to accrue to the City. A potentially negative impact of utilizing incremental sales tax revenues to promote the creation of a significant retail development is the potential for transfer of sales tax dollars from existing retail establishments located outside the Increment Districts to new retail establishments located inside the Increment Districts. To offset this concern, the Increment District will only capture fifty percent (50%) of the Sales Tax Increment Revenues (as defined herein), representing the equivalent of a two and one-eighths percent (2.125%) incremental sales and use tax based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) for the payment of Project Costs, with the other fifty percent (50%) of the Sales Tax Increment Revenues (representing 50% of the incremental sales and use tax revenue based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) accruing to the City for general or dedicated municipal purposes, and further, the incremental sales and use tax revenues will exclude an amount representing the estimated historical sales tax collections for any business located within the City that relocates to a site within the Increment Districts. Based solely on the preliminary projections prepared by the City based on potential development opportunities, the City could realize an estimated gross gain in annual sales and use tax revenues in the approximate amount of \$1.7 million, and upon expiration of the Increment Districts, an estimated gross gain in annual sales and use tax revenues of approximately \$4.4 million. Additionally, Grady County levies a 0.75% sales and use tax as of the date of this Project Plan. The County sales and use tax collections are not subject to the apportionment of the Increment Districts, however, based solely on the preliminary projections prepared by the City based on potential development opportunities, the County could realize an estimated gross gain in annual sales and use tax revenues in the approximate amount of \$600,100.

The City will forgo a portion of any new incremental hotel/motel taxes collected during the term of the Increment Districts. However, the City could realize new hotel/motel tax levels of approximately \$93,000 per year based solely on the preliminary projections prepared by the City based on potential development opportunities, and approximately \$186,100 per year after

expiration of the Increment Districts (based on an assumed level of annual taxable hotel/motel transactions upon full build-out in the approximate amount of \$2.33 million).

These impacts may be mitigated by any decrease in sales and use tax collections outside the Increment Districts (for example, potential decline in overall sales of competing businesses, or relocation of existing businesses from other areas of the City to the Increment Districts) or by increased costs of providing city services to the development (police, fire, etc.) but may be augmented by the increased retention of customer spending within the City (for example, by reducing the leakage of sales to other municipalities by offering a wider and more diversified retail selection within the City).

VI. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist of any of the following:

A. Site preparation, planning and construction of public improvements necessary to support the development project;

B. Acquisition by private developers of any additional property interests necessary for the development project including connecting public easements;

C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing, demolition, and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the Project Area;

D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;

E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

VII. ESTABLISHMENT OF ADDITIONAL CITY OF CHICKASHA INCREMENT DISTRICTS

This Project Plan, upon adoption by Ordinance of the City of Chickasha, Oklahoma, creates two (2) Increment Districts. Each Increment District shall commence as of the date determined by the City Council of the City in accordance with Section 856(B)(2) of the Local Development Act (each a “**Commencement Date**”); provided however, each Commencement Date shall not be later than ten (10) years following adoption of this Project Plan. Each Increment District shall be comprised of the area shown and described in Exhibits “C” and “D”. In accordance with the provisions of the Local Development Act, the following incremental revenues shall be apportioned

and used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The apportionment of the Ad Valorem Increment Revenues, the Sales Tax Increment Revenues, the Hotel Tax Increment Revenues, and the Leverage Act Increment Revenues (each as defined herein, and collectively referred to as the “**TIF Revenues**”) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the respective Commencement Date (each referred to as the “**Expiration Date**”), whichever is less:

A. One hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “**Ad Valorem Increment Revenues**”, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District, as determined annually by the Grady County Assessor), shall be apportioned as follows: (i) one-half (50.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-half (50.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District; and

B. Fifty percent (50%) of the incremental sales and use tax revenue (representing an amount equivalent to a two and one-eighths percent (2.125%) sales and use tax based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (the “**Code of Ordinances**”), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of applicable City sales and use tax rate (collectively, the “**Sales Tax Increment Revenues**”); provided that all such Sales Tax Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; provided, however, the Sales Tax Increment Revenues shall be reduced by the amount of sales tax revenues generated by any existing businesses (currently located within the City, but outside the boundaries of the Increment District) that cease operations at their existing location and relocate to within the Increment District, but provided further, said reduction shall not be applied to any existing businesses that open an additional location within the Increment District for so long as all other existing location(s) remain open for business. Said amount of reduction (collectively, the “**Transfer Adjustment**”)

shall be calculated based on the sales tax collections during the twelve month period prior to closing the previous location. The remaining unapportioned fifty percent (50%) incremental sales and use tax (representing an amount equivalent to a two and one-eighths percent (2.125%) sales and use tax based on a total of 4.25% sales and use tax levied by the City as of the date of this Project Plan) shall be retained by the City and utilized for any lawful purpose consistent with the aforementioned Code of Ordinances; and

C. Fifty percent (50%) of the incremental hotel/motel tax revenue (representing an amount equivalent to a four percent (4.0%) hotel/motel tax based on a total of 8.0% hotel/motel tax levied by the City as of the date of this Project Plan) pursuant to Chapter 48, Article VI, Section 48-146 *et seq.*, of the Code of Ordinances, as most recently amended by Ordinance No. 2016-02 adopted January 18, 2016 (collectively, the “**Hotel Tax Ordinance**”), as such Hotel Tax Ordinance may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of City hotel/motel tax rate (collectively, the “**Hotel Tax Increment Revenues**”); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The remaining unapportioned fifty percent (50%) incremental hotel/motel tax revenues (representing an amount equivalent to a four percent (4.0%) hotel/motel tax based on a total of 8.0% hotel/motel tax levied by the City as of the date of this Project Plan) shall be retained by the City and utilized on a pro rata basis for any lawful purpose consistent with the aforementioned Hotel Tax Ordinance; and

D. One hundred percent (100%) of the incentive matching payments made by the State of Oklahoma pursuant to the Leverage Act, based on sales and use tax and hotel/motel tax increments dedicated to the Increment District, as such amounts are hereinafter determined and defined (collectively, and as more specifically defined in Section X herein, the “**Leverage Act Increment Revenues**”); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan.

VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the City Council of the City approving this Project Plan, the City is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The City may create a new public trust with the City named as its beneficiary, and/or designate an existing public trust with the City named as its beneficiary and/or designate an alternate public trust with Grady County, Oklahoma, named as its beneficiary (said public trust referred to herein as the “**Authority**”), and said Authority shall be the public entity designated by the City to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854

of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the City.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Keith Johnson, City Manager. Mr. Johnson, or his successor as City Manager, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICTS

Project Costs to be financed by the apportionment of tax increments from the Increment District include the planning, design, acquisition, site preparation and/or construction of the TIF Projects in an aggregate total amount of \$581,600,000. Certain Project Costs may be funded through the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of such Project Costs. Additional amounts will be financed by the apportionment of tax increments from the Increment District including the following items related to Project Costs in excess of the amounts specifically identified for TIF Project Costs: (a) the direct or incidental administrative costs incurred or to be incurred by or on behalf of the City, the Authority, or other public entities (all as contemplated in Title 62, Section 853(14)(e) of the Local Development Act) in organizing, supervising, implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, including those incurred for architectural, planning, engineering, legal and financial advisors and services, and costs for determining or re-determining the base assessed value of the Increment District (the “**Organizational Costs**”), and (b) interest and other financing costs and fees, including principal, interest (including capitalized interest), associated costs of issuance, reasonably required reserves, and prepayment premium paid on debt service and/or any reimbursement obligation (the “**Debt Service Costs**”). The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be on the order of \$780.6 million.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$581.6 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized as necessary to pay

the Organizational Costs and the Debt Service Costs, and could total approximately \$781.25 million. The estimated combined total of all eligible Project Costs is \$1,362,850,000.

X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

It is hereby determined that the proposed Project Costs, specifically including but not limited to the Infrastructure Costs, will generally benefit and support development throughout the Project Area, inclusive of the individual Increment Districts. It is further determined that (i) the TIF Revenues derived from any of the Increment Districts may properly be utilized to pay any and all Project Costs within the Project Area; and (ii) it is proper and may be appropriate (at the discretion of the City) to pledge TIF Revenues from any or all of the Increment Districts to the repayment of TIF Bonds. Therefore, with respect to each of the Increment Districts:

A. Methods of Financing. It is expected that the Project Costs will be paid from proceeds of the Authority's TIF Bonds. Payment of principal and interest due on the TIF Bonds will be paid from available TIF Revenues. Certain Project Costs may be directly paid by a third party developer (including the Developers) or the City and reimbursed from proceeds of the TIF Bonds. Alternately, certain Project Costs may also be directly paid by a third party developer or the City and reimbursed from TIF Revenues in excess of those needed for debt service on the TIF Bonds. Certain other costs of the Project may be paid from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated, including proceeds of certain debt obligations issued by the Authority and secured by a pledge of general sales tax, utility, or other available revenues.

B. Expected Sources of Revenues. The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from one or more of the following sources of revenues:

(i) *Ad Valorem Increment Revenues.* In accordance with the provisions of the Local Development Act, the Ad Valorem Increment Revenues are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;

- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid; and
- (e) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the Grady County Treasurer to a special fund to be known as the “Increment District No. [] - Apportionment Fund” (hereinafter, the “**Apportionment Fund**”), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) one-half (50.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-half (50.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all project costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

- (ii) *Sales Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Sales Tax Increment Revenues are to be apportioned and

set aside from all other sales and use taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

Provided, however, the remaining unapportioned incremental sales and use tax revenues derived from the Increment District, as of the date of this Project Plan representing the equivalent of 2.125% of the total 4.25% sales and use tax levied by the City, shall be retained by the City and utilized for any lawful purpose consistent with the aforementioned Code of Ordinances. For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the Mayor of the City shall certify as the “base sales tax amount” the annual sales taxes received by the City that were generated within the area comprising the Increment District during the calendar year immediately preceding the Commencement Date of the respective Increment District. If necessary for such certification, said base amount may be determined using reasonable estimates prepared by the City Clerk. Fifty percent (50%) of the sales and use tax generated within or sourced to the Increment District and received by the City which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the “increment” subject to apportionment by this section. In addition to sales and use tax generated from retail sales, the Sales Tax Increment Revenues shall include sales and use tax generated from actual construction occurring within the Increment District. The City shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The City shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of

such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Sales Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of sales and use taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iii) *Hotel Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Hotel Tax Increment Revenues are to be apportioned and set aside from all other hotel/motel taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

Provided, however, the remaining unapportioned incremental hotel/motel tax revenues derived from the Increment District, as of the date of this Project Plan representing the equivalent of 4.0% of the total 8.0% hotel/motel tax levied by the City, shall be retained

by the City and utilized on a pro rata basis for any lawful purpose consistent with the aforementioned Hotel Tax Ordinance. For purposes of determining the incremental portion of the hotel/motel taxes generated within the Increment District, the Mayor of the City shall certify as the “base lodging tax amount” the annual hotel/motel taxes received by the City that were generated within the area comprising the Increment District during the calendar year immediately preceding the Commencement Date of the respective Increment District. If necessary for such certification, said base amount may be determined using reasonable estimates prepared by the City Clerk. Fifty percent (50%) of the hotel/motel tax revenue generated within the Increment District and received by the City which are in excess of such base amount, shall be considered to be the “increment” subject to apportionment by this section.

Pursuant to the Local Development Act, the Hotel Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Hotel Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of hotel/motel taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iv) *Leverage Act Increment Revenues.* In accordance with the provisions of the Local Development Act, the Leverage Act Increment Revenues are to be apportioned and set aside from all other revenues generated within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;

(c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and

(d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

The City shall establish procedures related to application under the Leverage Act for sales and use tax matching funds. It is hereby recognized that any Leverage Act Increment Revenues represent a substantial economic benefit to the City and the development of the Project, and the City and the Authority shall take all reasonable actions necessary to maximize the Leverage Act Increment Revenues.

Pursuant to the Local Development Act, the Leverage Act Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Leverage Act Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of matching incentive funds pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the City or the Authority or pursuant to a development agreement between the City and the Developers, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

C. Time When Costs Or Monetary Obligations Are To Be Incurred. It is estimated that the time frame for incurring most of the Project Costs will be within ten to twelve years from the date of approval of this Project Plan; however, certain Project Costs will not be incurred until appropriate development projects within the Increment District are identified by the City. It is anticipated that most Project Costs will be paid from proceeds of TIF Bonds issued by the Authority, provided however, certain Project Costs may be directly paid or reimbursed from apportioned TIF Revenues.

D. Flow of Funds; Excess Revenues.

During the term of the Increment Districts, TIF Revenues shall be utilized as follows:

- FIRST: The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND: If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD: The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH: If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH: Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, and (b) any remaining Sales Tax Increment Revenues and/or Hotel Tax Increment Revenues shall be transferred to the City for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act. Any remaining Leverage Act Increment Revenues either shall be treated appropriately as ad valorem tax revenue, sales and use tax revenue, or hotel/motel tax revenue, and shall be transferred as set forth in (a) and (b) herein, or, if required by the Leverage Act, shall be returned to the State of Oklahoma.

XI. FINANCING REVENUE SOURCES

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of Ad Valorem Increment Revenues for the Downtown Chickasha Project and the Highway 62 Corridor Project combined, it is estimated that approximately \$10.54 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment Districts, with approximately \$5.27 million available to be utilized for Project Costs and approximately \$5.27 million apportioned to the affected ad valorem taxing jurisdictions. The initial projections of Ad Valorem Increment Revenues are based upon an estimated \$5.27 million initial taxable capital investment, an 11% assessment rate for real property, an 11% assessment rate for business personal property, an approximately 10.464% millage levy within the Increment Districts (based on the 2023 levy rates), and assuming no annual appreciation in the taxable property values.

Based on the initial projections of Sales Tax Increment Revenues for the Downtown Chickasha Project and the Highway 62 Corridor Project combined, it is estimated that approximately \$57.2 million could be generated by the incremental increase in sales and use tax revenue during the term of the Increment Districts, with approximately \$28.6 million available for allocation to Project Costs and approximately \$28.6 million retained by the City. The initial projections of incremental sales and use tax revenue are based upon the projected revenues generated within the Increment Districts from the levy of an aggregate total of three and three-fourths percent (3.75%) sales and use tax on new construction within the Increment Districts and new retail and other space generating approximately \$1.346 billion in gross taxable sales during the term of the Increment Districts.

Based on the initial projections of Sales Tax Increment Revenues for the Downtown Chickasha Project and the Highway 62 Corridor Project combined, it is estimated that approximately \$3.44 million could be generated by the incremental increase hotel/motel tax revenue during the term of the Increment Districts, with approximately \$1.72 million available for allocation to Project Costs and approximately \$1.72 million retained by the City. The initial projections of incremental hotel/motel tax revenue are based upon the projected revenues generated within the Increment Districts from the levy of an aggregate total of eight percent (8.0%) room occupancy tax within the Increment Districts and occupancy generating approximately \$43.047 million in gross occupancy sales during the term of the Increment Districts.

Additional TIF Revenues may be realized through state matching incentive payments made pursuant to the Leverage Act, as set forth in Section X(B)(iv) above (i.e. the Leverage Act Increment Revenues). Based on the initial projections of revenue and the level of apportionment of sales and use tax and hotel/motel tax to Project Costs, state matching payments could make available up to an additional \$30.32 million for Project Costs, although it is expected that only a portion of the taxable transactions may qualify for state matching incentive payments.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Grady County Assessor and subject to change by voters of the applicable taxing jurisdiction at an election(s) held for such purpose, (ii) the total net capital investment resulting from development within the Increment Districts, (iii) the timing of the development; (iv) the impact of the specific nature of the actual retail investment on projected sales per square foot, and (v) the availability, occupancy, and rates and charges established for lodging establishments within the Increment Districts.

The realization of the TIF Revenues is directly dependent on the City's ability to attract development proposals on a magnitude necessary to fully develop the area within the Increment Districts during the term of the Increment Districts. The Downtown Chickasha Project and Highway 62 Corridor Project assumptions represent the initial estimations of the City of potential development opportunities. The City anticipates that additional development of the Increment Districts could result in substantial additional TIF Revenues beyond the initial projections. The anticipated development, including specifically the Downtown Chickasha Project and the Highway 62 Corridor Project, along with the necessary Infrastructure Costs, is more fully discussed in Exhibit "E". Preliminary site development plans for certain development projects proposed as part of the Downtown Chickasha Project are included as Exhibit "F". As appropriate,

the Authority and/or the City may enter into economic development agreements with developers as required by the Local Development Act.

Certain TIF Projects may be designed and/or constructed by the City. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the City or the Authority, and may include (i) reimbursement of the City or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to a third party developer(s) for certain public infrastructure and/or other site improvements constructed on behalf of the City in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS

The Ad Valorem Increment Revenues, the Sales Tax Increment Revenues, and the Hotel Tax Increment Revenues (estimated at a total of approximately \$35.6 million over the respective terms of the Increment Districts based on the projected development of the Project, but not including potential Leverage Act matching incentive funds from the State), of which portions will serve as all or a portion of the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Additionally, the various taxing jurisdictions may realize additional ad valorem tax and/or sales and use tax revenue from additional development outside the boundaries of the Increment Districts.

Construction of the improvements and subsequent development should have a positive impact on total employment in the City's metropolitan area, including temporary construction jobs and permanent positions at the Company's facilities. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the City's metropolitan area.

This Project Plan includes certain projections and estimates, which are based on the current expectations or beliefs of third party developer(s) and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

The publicly financed Project Costs in the amount of \$581.6 million, as authorized by this Project Plan, represent approximately 86.36% of the projected total public and private investment

for the Project, which including anticipated expenditures by or on behalf of commercial or governmental entities within the Increment Districts, could exceed \$673.43 million.

XIV. MISCELLANEOUS PROVISIONS

A. Zoning Conditions. The property within the boundaries of Increment District “A” is primarily zoned Commercial. The property within the boundaries of Increment District “B” is zoned a mix of Commercial, Industrial, and Agricultural. It is reasonably anticipated that zoning changes, potentially including a planned unit development, may be proposed in connection with the Downtown Chickasha Project and/or the Highway 62 Corridor Project. Other than zoning adjustments to accommodate the proposed Project, no changes in the ordinances of the City of Chickasha are contemplated under this Project Plan. Development is anticipated to occur in accordance with current zoning requirements, with appropriate adjustments as approved by the City. The proposed project conforms to the comprehensive plan for the City of Chickasha, as amended. A map showing the existing uses and conditions of the real property is included as Exhibit “G”.

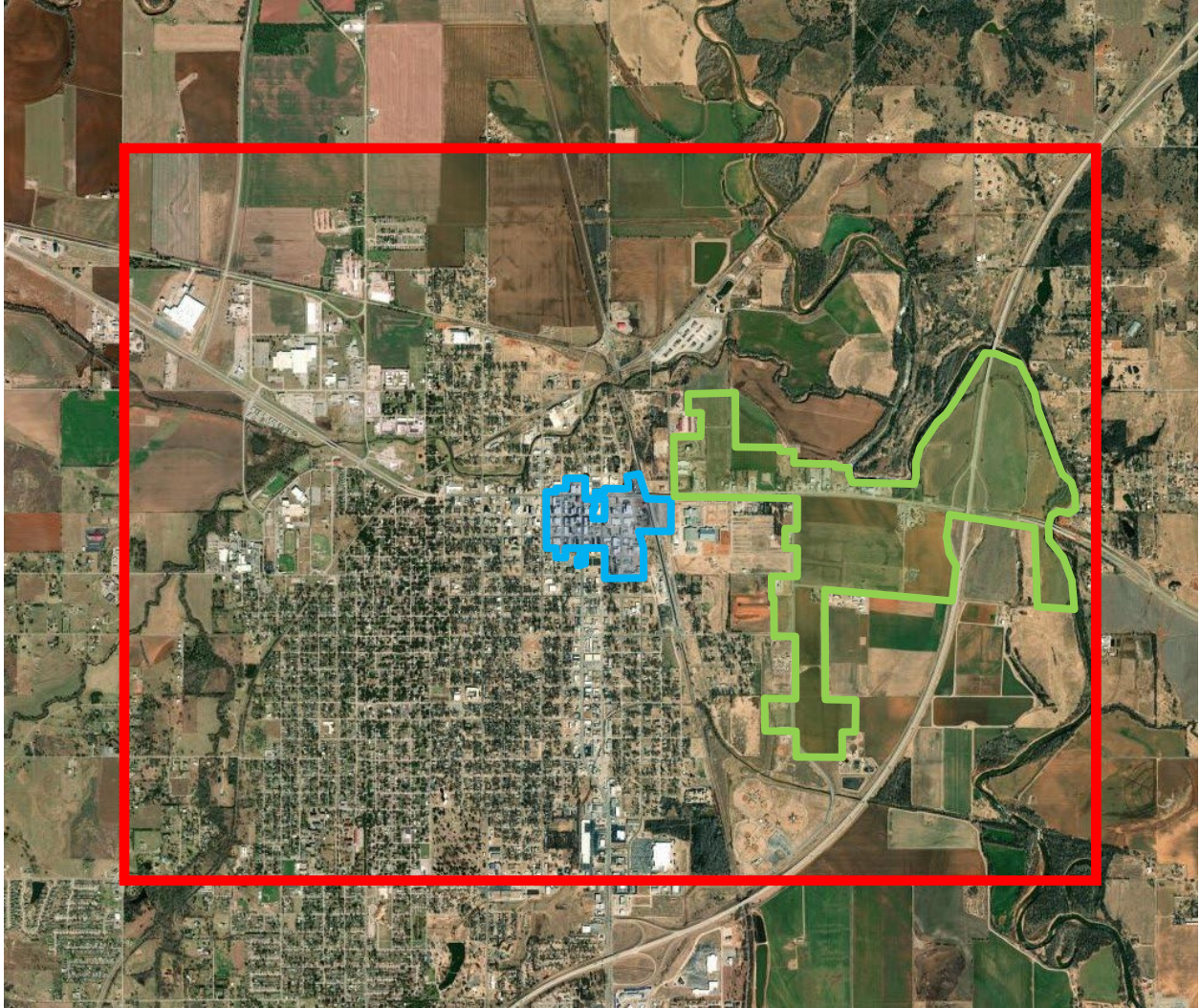
B. Annual Reports. In accordance with Section 867 of the Local Development Act, following the end of each fiscal year, the City shall prepare and submit a report to the chief executive officer of each taxing entity that levies ad valorem taxes on property within each Increment District. At the time of submitting the report, the City shall also publish a notice and summary of the report in a newspaper of general circulation.

XV. SEVERABILITY OF INVALID PROVISIONS

If any part, term, or provision of this Project Plan is held by a court of competent jurisdiction to be illegal, in conflict with any law or otherwise invalid, the remaining parts, terms, and/or provisions shall be considered severable and not be affected by such determination, and the rights and obligations of any parties to development agreements (as described herein and pursuant to the Local Development Act) shall be construed and enforced as if the Project Plan did not contain the particular part, term or provision held to be illegal or invalid.

EXHIBIT “A”**MAP OF ECONOMIC DEVELOPMENT PROJECT AREA**

The boundaries of the Project Area associated with the Increment Districts contain an area comprising all of Sections 20 through 23, 26 through 29, and Sections 32 through 35, Township 7 North, Range 7 West, Grady County, Oklahoma. The Project Area is bordered on the south by Grand Avenue, on the west by 29th Street, on the north by County Road 1340, and on the east by County Road 2860.



* Project Area is outlined by red border. Increment District “A” boundaries contained within the blue border. Increment District “B” boundaries contained within the green border.

EXHIBIT “B”

PROJECT AREA LEGAL DESCRIPTION

INCREMENT DISTRICT PROJECT AREA

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

All of Sections 20 through 23, 26 through 29, and Sections 32 through 35,
Township 7 North, Range 7 West, Grady County, Oklahoma.

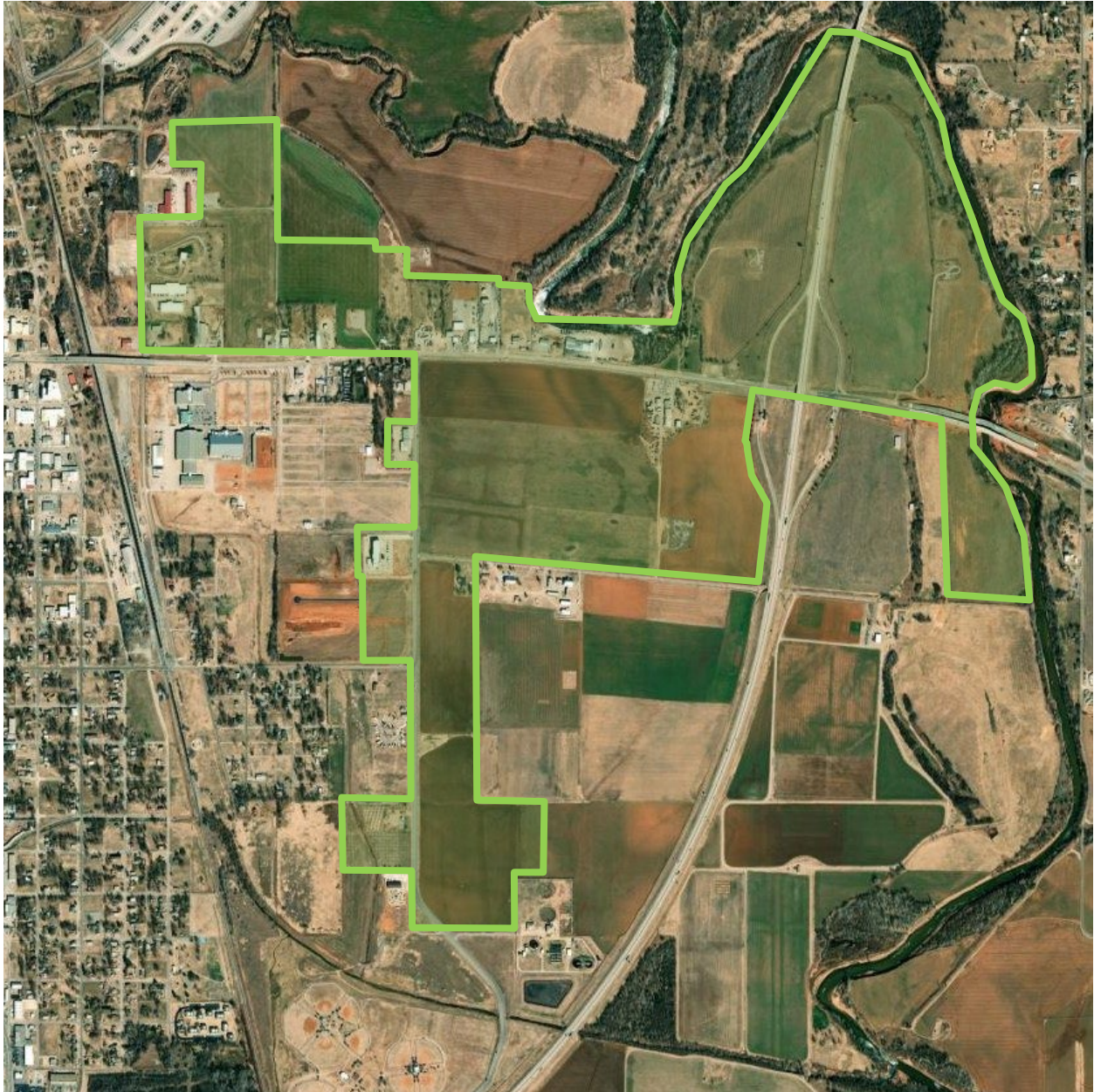
INCREMENT DISTRICT “A”

[illegible]

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INCREMENT DISTRICT “B”

The boundaries of Increment District “B” contain an area generally described as the Highway 62 Corridor, an area bordered on the north by the Chickasha municipal boundaries south of the Washita River, on the east by the municipal boundaries surrounding the H.E. Bailey Turnpike interchange, on the south by Tollbridge Road/Grand Avenue, and on the west by the Union Pacific railway.



* Increment District “B” boundaries contained within the green border.

EXHIBIT “D”

INCREMENT DISTRICT LEGAL DESCRIPTIONS

INCREMENT DISTRICT “A”

The composite legal description for Increment District “A” is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[TO BE PROVIDED]

The following Tracts 1-302 are approximately representative of the Increment District “A” boundaries shown on the map in Exhibit “C”.

[See following page]

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes
1	C001-00-032-001-0-000-00	28-07-07-21700 LOTS 1 & 2 BLK 32 CHICKASHA-OT	0.19	228 N. 6th Street Chickasha, OK	40,313	5,615	584
2	C001-00-032-004-0-000-00	28-07-07-21800 ALL LOTS 4 THRU 10 BLK 32 CHICKASHA-OT	0.66	206 N. 6th Street Chickasha, OK	53,586	5,895	613
3	C001-00-032-011-0-000-00	28-07-07-21900 W 100' OF LOTS 11-12-13-14 BLK 32 CHICKASHA-OT	0.23	528 Chocdaw Chickasha, OK 73c	450,315	49,534	5,151
4	C001-00-032-003-0-000-00	28-07-07-21750 ALL LOT 3 BLK 32 CHICKASHA-OT	0.09	220 N. 6th Street Chickasha, OK	55,752	6,133	638
5	C001-00-032-011-0-001-00	28-07-07-21950 E 65' OF LOTS 11-12-13-14 BLK 32 CHICKASHA-OT	0.15	516 Chocdaw Chickasha, OK 73c	105,552	11,610	1,207
6	C668-00-032-001-0-000-00	28-07-07-22000 ALL LOTS 1 THRU 6 BLK 32 STEWART'S SUB-DIV	0.63	205 N. 5th Street Chickasha, OK	150,415	16,545	1,721
7	C001-00-032-021-0-000-00	28-07-07-22050 ALL LOTS 21-22-23-24-25 BLK 32 CHICKASHA-OT	0.53	502 W. Chocdaw Chickasha, OK	578,345	63,618	6,616
8	C001-00-032-026-0-000-00	28-07-07-22100 ALL LOT 28 BLK 32 CHICKASHA-OT	0.08	KENDALL, MARY SUE & KEVIN RAY	13,028	1,433	149
9	C001-00-031-012-0-000-00	28-07-07-21150 ALL LOTS 12-13-14 BLK 31 CHICKASHA-OT	0.29	228 N. 5th Street Chickasha, OK	19,948	2,194	228
10	C001-00-031-010-0-000-00	28-07-07-21100 ALL LOTS 10-11 BLK 31 CHICKASHA-OT	0.19	ROSS SEED COMPANY	337,513	37,126	3,861
11	C001-00-031-006-0-000-00	28-07-07-21050 ALL LOTS 6-7-8-9 BLK 31 CHICKASHA-OT	0.38	ROSS SEED & GRAIN CO INC.	38,028	4,163	435
12	C001-00-031-001-0-000-00	28-07-07-21000 ALL LOTS 1-2-3-4-5 BLK 31 CHICKASHA-OT	0.47	GRADY CO. CRIMINAL JUSTICE AUT	Tax Exempt	-	-
13	C001-00-031-015-0-000-00	28-07-07-21200 ALL LOT 15 BLK 31 CHICKASHA-OT	0.09	MOLLETT, DARRELL & BRENDA REV TRUST	47,559	5,232	544
14	C001-00-031-016-0-000-00	28-07-07-21250 ALL LOT 16 BLK 31 CHICKASHA-OT SHOOT THE MOON & APARTMENT ON SAME LOT/APARTMENT ADDRESS IS 424 W. CHOCTAW	0.09	424 W CHOCTAW	47,559	5,232	544
15	C001-00-031-017-0-000-00	28-07-07-21300 ALL LOTS 17-18 BLK 31 CHICKASHA-OT	0.19	422 CHOCTAW	108,181	11,900	1,237
16	C001-00-031-019-0-000-00	28-07-07-21350 ALL LOTS 19-20 BLK 31 CHICKASHA-OT	0.19	420 CHOCTAW	133,799	14,718	1,531
17	C001-00-031-021-0-000-00	28-07-07-21400 ALL LOTS 21-22 BLK 31 CHICKASHA-OT	0.19	416 CHOCTAW	81,030	8,914	927
18	C001-00-031-023-0-000-00	28-07-07-21450 ALL LOT 23 BLK 31 CHICKASHA-OT	0.09	412 CHOCTAW	41,368	4,550	473
19	C001-00-031-024-0-000-00	28-07-07-21500 ALL LOT 24 BLK 31 CHICKASHA-OT	0.09	410 CHOCTAW	44,709	4,918	511
20	C001-00-031-025-0-000-00	28-07-07-21550 ALL LOTS 25-28 BLK 31 CHICKASHA-OT	0.19	GRADY COUNTY	Tax Exempt	-	-
21	C001-00-031-027-0-001-00	28-07-07-21600 S 120'7" OF LOTS 27-28 BLK 31 CHICKASHA-OT	0.14	201 N 4TH	Tax Exempt	-	-
22	C001-00-031-027-0-000-00	28-07-07-21650 N 44'5" OF LOTS 27-28 BLK 31 CHICKASHA-OT	0.05	215 N 4TH	47,559	5,232	544
23	C001-00-030-012-0-003-00	28-07-07-20550 N 38' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT	0.07	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
24	C001-00-030-012-0-002-00	28-07-07-20500 S 46' OF N 84' OF LOTS 12- 13-14 BLK 30 CHICKASHA-OT	0.08	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
25	C001-00-030-012-0-001-00	28-07-07-20450 N 41' OF S 81' OF LOTS 12- 13-14 BLK 30 CHICKASHA-OT	0.07	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
26	C001-00-030-012-0-000-00	28-07-07-20400 S 40' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT	0.07	216 N 4TH	Tax Exempt	-	-
27	C001-00-030-008-0-000-00	28-07-07-20350 ALL LOTS 8-9-10-11 BLK 30 CHICKASHA-OT	0.38	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
28	C001-00-030-001-0-000-00	28-07-07-20300 ALL LOTS 1 THRU 7 BLK 30 CHICKASHA-OT	0.66	GRADY COUNTY	Tax Exempt	-	-
29	C001-00-030-015-0-000-00	28-07-07-20260 ALL LOTS 15-22 BLK 30 CHICKASHA-OT	0.76	GRADY COUNTY	Tax Exempt	-	-
30	C106-00-030-008-0-000-00	28-07-07-20950 ALL LOTS 8-9 BLK 30 BURTSCHI SUB-DIV	0.28	GRADY COUNTY	Tax Exempt	-	-
31	C106-00-030-006-0-000-00	28-07-07-20900 ALL LOT 6-7 BLK 30 BURTSCHI SUB-DIV	0.05	DOKE, KEEGAN V. & LYDIA	41,964	4,616	480
32	C106-00-030-005-0-000-00	28-07-07 LOT 5 BLOCK 30 BURTSCHI SUB-DIVISION	0.05	DOKE, KEEGAN V. & LYDIA	28,012	3,082	320
33	C106-00-030-004-0-000-00	28-07-07-20800 ALL LOT 4 BLK 30 BURTSCHI SUB-DIV	0.03	IVY, RATCLIFF, & CHASTEEN, P.C.	28,016	3,081	320
34	C106-00-030-002-0-000-00	28-07-07-20700 ALL LOT 2 & 3 BLK 30 BURTSCHI SUB-DIV	0.05	IVY, RATCLIFF, & CHASTEEN, P.C.	55,349	6,088	633
35	C106-00-030-001-0-000-00	28-07-07-20650 ALL LOT 1 BLK 30 BURTSCHI SUB-DIV	0.09	NELSON, JOE BOB	65,392	7,193	748
36	C001-00-029-011-0-000-00	28-07-07-20150 ALL LOTS 11-12-13-14 BLK 29 CHICKASHA-OT	0.38	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
37	C001-00-029-008-0-000-00	27-07-07-05350 ALL LOTS 8-9-10 BLK 29 CHICKASHA-OT	0.28	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
38	C001-00-029-005-0-000-00	27-07-07-05300 ALL LOTS 5-6-7 BLK 29 CHICKASHA-OT	0.28	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
39	C001-00-029-003-0-000-00	27-07-07-05250 ALL LOTS 3-4 BLK 29 CHICKASHA-OT	0.19	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
40	C001-00-029-001-0-000-00	27-07-07-05200 ALL LOTS 1-2 BLK 29 CHICKASHA-OT	0.19	BOARD OF COUNTY COMMISSIONERS	Tax Exempt	-	-
41	C001-00-029-015-0-000-00	28-07-07-20200 ALL LOTS 15-16 BLK 29 CHICKASHA-OT	0.19	BRET BURNS REAL ESTATE, LLC	70,304	7,733	804
42	C001-00-029-017-0-000-00	28-07-07-20250 ALL LOTS 17-18 BLK 29 CHICKASHA-OT	0.19	HART, LISA WILSON-NINA CLAY WILSON-AMELIA CLAY HART	80,418	8,846	920
43	C001-00-029-019-0-000-00	27-07-07-05400 BLK 29 ALL LOTS 19-20 (ADIA BG SW/C LT 19 TH N 165' TO NW /C LT 19 TH E 50' TO NE/C LT 20 TH S 138' TO PT ON THE PERMANENT N R/O/W LINE OF US HWY #62 TH S 81 DEG 58 MIN 51 SEC W ALG R/O/W FOR 5 0.64 TO BG	0.19	HART, LISA WILSON-NINA CLAY WILSON-AMELIA CLAY HART	12,981	1,428	148
44	C001-00-029-021-0-000-00	27-07-07-05450 ALL LOTS 21 THRU 28 BLK 29 CHICKASHA-OT	0.76	204 CHOCTAW	83,097	9,141	951
45	C001-00-29A-000-0-001-00	27-07-07-05550 ALL OF BLOCK 29-A LESS - THE S 45' CHICKASHA-OT	0.23	108 N 2ND	56,205	6,182	643
46	C001-00-29A-000-0-000-00	27-07-07-05500 ALL S OF ROCK ISLAND RR SPUR (S 45') BLK 29A	0.07	STATE OF OKLAHOMA	Tax Exempt	-	-

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2020 Market Value	2020 Assessed Value	Estimated 2020 Taxes	
47	0000-27-07N-07W-3-007-00	27-07-07-04250 BEG 10' FROM THE CENTERLINE OF GRANTOR'S TRACK #25 AS MEASURED AT R ANGLES FROM SAID TRACK AS SAID TRACK IS CURRENTLY LAID OUT & LOCATED IN CITY OF CHICKASHA. SAID PT ALSO BEING LOCATED ON E/LY SIDE OF RR ST AS CURRENTLY LAID OUT AND LOCATED IN CITY OF CHICK. SAID PT ALSO BEING POB TH SELLY ON E/LY SIDE OF SAID RR ST APPROX 375' ML TO INTERSECT WITH A LINE 30' S/LY OF & PARALLEL TO S/LY LINE OF THAT CERTAIN OVERHEAD VIADUCT TH ELY ALG LAST LINE INTERSECTED 250' W L TO PT 50' WLY OF AS MEASURED AT R ANGLE TO THE CTRLINE OF GRANTOR'S MAIN LINE TRACK AS CURRENTLY LAID OUT AND LOCATED IN CITY OF CHICK. TH NLY ALG A LINE 50' FR & PARALLEL TO SAID MAIN LINE TRACK APPROX. 506' TH WLY & AT R ANGLE TO LAST DESC. LINE 135' ML TO PT 10' FROM GRANTOR'S TRACK #25 AS MEASURED AT R ANGLES TO SAID TRACK TH SWLY ALG A LINE 10' FROM & ON THE SELY SIDE OF SAID TRACK #25 TO POB CONT. 2.87 ACS ML ALL IN NW/4 SEC 27-7-7 INDIAN MERIDIAN AS SHOWN ON EXH. A ATTACHED HERETO AND MADE A PT HERE OF SAID EXH IS NEITHER OFFERED AS NOR CLAIMED TO BE A SURVEY BNG SOLELY A REPRES. OF THE PREM	VICTOR VALLEY MORTUARY, INC	3.02	Chett Hitt	71,953	7,915	823
48	C001-00-316-011-0-000-00	27-07-07-14600 LOT 11 BLK 316 CHICKASHA-OT	0.66	-	Tax Exempt	-	-	
49	C001-00-316-012-0-000-00	27-07-07-07W LOT 12 BLK 316 CHICKASHA-OT	0.69	203 GENEVIEVE	Tax Exempt	-	-	
50	C001-00-039-009-0-000-00	28-07-07-25450 LOTS 1 THRU 6 BLK 39 CHICKASHA-OT	0.82	116 N 6TH	882,470	97,071	10,094	
51	C001-00-039-007-0-000-00	28-07-07-25500 ALL LOTS 7-8 & N 50' 496" LOT 9 BLK 39 CHICKASHA-OT	0.22	513 CHOCTAW	84,614	9,308	968	
52	C001-00-039-010-0-000-00	28-07-07-25550 N 50' (496") LOTS 10-11-12 BLK 39 CHICKASHA OT COOK	0.10	501 CHOCTAW	31,837	3,502	364	
53	C001-00-039-009-0-000-00	28-07-07-25600 N 90'9" OF S 115' LOTS 9-10-11-12 BLK 39 CHICKASHA-OT	0.24	-	60,618	6,668	693	
54	C001-00-039-009-0-001-00	28-07-07-25650 S 24'3" LOTS 9-10-11-12 LESS 15' OFF W SIDE OF LOT 9 FOR ALLEY PURPOSES BLK 39 CHICKASHA-OT INC.	0.06	-	7,972	876	91	
55	C001-00-040-012-0-000-00	28-07-07-26450 N 65' OF LOTS 12-13-14 & N 20' 2 1/2" OF S 100' LOTS 12-13-14 BLK 40 CHICKASHA-OT	0.15	124 N 5TH	122,000	13,420	1,396	
56	C001-00-040-012-0-003-00	28-07-07-26600 N 19'9" OF S 59'10" LOTS 12-13-14 & N 19'9" OF S 79'9" OF LOTS 12-13/14 BLK 40 CHICKASHA-OT	0.07	122 N 5TH	97,729	10,753	1,118	
57	C001-00-040-012-0-002-00	28-07-07-26550 N 19'9 1/2" OF S 40'3" OF LOTS 12-13-14 BLK 40 CHICKASHA-OT	0.03	118 N 5TH	69,752	7,672	798	
58	C001-00-040-012-0-001-00	28-07-07-26500 S 20'5 1/2" OF LOTS 12-13-14 BLK 40 CHICKASHA-OT	0.04	116 N 5TH	40,719	4,479	466	
59	C001-00-040-010-0-000-00	28-07-07-26400 ALL LOTS 10-11 BLK 40 CHICKASHA-OT	0.19	-	Tax Exempt	-	-	
60	C001-00-040-008-0-000-00	28-07-07-26350 ALL LOTS 8-9 BLK 40 CHICKASHA-OT	0.19	-	Tax Exempt	-	-	
61	C001-00-040-007-0-000-00	28-07-07-26300 ALL LOT 7 BLK 40 CHICKASHA-OT	0.09	-	Tax Exempt	-	-	
62	C001-00-040-001-0-000-00	28-07-07-26250 ALL LOTS 1 THRU 6 BLK 40 CHICKASHA-OT	0.57	117 N 4TH	Tax Exempt	-	-	
63	C575-00-041-001-0-000-00	28-07-07-27500 ALL LOTS 1-2 BLK 41 SAYERS SUB-DIV	0.10	-	14,898	1,639	170	
64	C575-00-041-003-0-000-00	28-07-07-27550 ALL LOTS 3-4 BLK 41 SAYERS SUB-DIV	0.10	122 N 4TH	135,664	14,923	1,562	
65	C575-00-041-005-0-000-00	28-07-07-27600 ALL LOT 5 LESS 6 1/2" BLK 41 SAYERS SUB-DIV	0.04	120 N 4TH	85,566	9,412	979	
66	C575-00-041-006-0-000-00	28-07-07-27650 S 6 1/2" LOT 5 & ALL LOTS 6 & 7 BLK 41 SAYERS SUB-DIV	0.11	118 N 4TH	262,395	28,864	3,002	
67	C001-00-041-010-0-000-00	28-07-07-27450 ALL LOT 10 BLK 41 CHICKASHA - OT	0.09	319 W CHOCTAW	196,805	21,648	2,251	
68	C001-00-041-009-0-000-00	28-07-07-27400 ALL LOT 9 BLK 41 CHICKASHA-OT	0.09	317 W CHOCTAW	114,170	12,559	1,306	
69	C001-00-041-008-0-000-00	28-07-07-27350 ALL LOT 8 BLK 41 CHICKASHA-OT	0.09	315 W CHOCTAW	98,014	10,782	1,121	
70	C001-00-041-006-0-000-00	28-07-07-27300 ALL LOTS 6-7 BLK 41 CHICKASHA-OT	0.19	-	31,908	3,510	365	
71	C515-00-041-001-0-000-00	28-07-07-27200 ALL LOTS 1-2-3 POST OFFICE SUB-DIV OF BLK 41. FIRST NATIONAL BANK & TRUST	0.22	-	27,849	3,063	319	
72	C515-00-041-004-0-000-00	28-07-07-27250 ALL LOTS 4-5-6 POST OFFICE SUB-DIV OF BLK 41 FIRST NATIONAL BANK & TRUST	0.26	121 N 3RD	64,988	7,149	743	
73	C575-00-042-001-0-000-00	28-07-07-28400 ALL LOTS 1 THRU 7 BLK 42 SAYERS SUB-DIV	0.34	-	187,207	20,593	2,141	
74	C001-00-042-010-0-000-00	27-07-07-05750 ALL LOT 10 BLK 42 CHICKASHA-OT	0.09	-	4,557	501	52	
75	C001-00-042-004-0-000-00	27-07-07-05700 ALL LOTS 4 THRU 9 BLK 42 CHICKASHA-OT	0.57	-	35,096	3,861	402	
76	C001-00-042-001-0-000-00	27-07-07-05650 ALL LOTS 1-2-3 BLK 42 CHICKASHA-OT	0.28	117 N 2ND	288,833	31,772	3,304	

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
77	C001-00-0403-001-0-000-00 27-07-07-06200 BG AT PT WHERE PERMANENT S R/W LINE HWY 62 INTERS. W LINE BLK 43 80' S OF NW/4 LOT 5 TH N 51 DEG 15 MIN 50 SEC E ALONG R/W LINE 32.01' S 75 DEG 01 MIN 56 SEC E 106.07' TO PT ON E LINE LOT 1 TH S ALONG SAID E LINE 79.95' TO SEC 10 TH W ALONG S LINE LOT 1/5 146.03' TO SW/4 LOT 5 TH N ALONG W LINE LOT 5 85' TO BEG. (29 AC) BLK 43 CHICKASHA-OT	MYERS, RAYMOND J.	0.27	118 N 2ND	45,603	5,016	522
78	C001-00-0403-006-0-000-00 27-07-07-06250 ALL LOTS 6 THRU 12 BLK 43 CHICKASHA-OT LESS E 24' OF S 100' OF LOT 10 & S 100' OF LOTS 11 & 12 BLOCK 43	CHICKASHA HOUSING PARTNERS	0.46	124 CHICKASHA	1,068,798	117,568	12,226
79	0000-27-07N-07W-3-008-00 27-07-07-04400 BEG 82.3' E OF NE/4 BLK 44. CHICK. SAID PT BEING ON CR&P RR TH S 13 DEG 27 MIN E 142.8' TH N 76 DEG 33 MIN E 275' SAID PT BEING 25' FROM CENTER LINE OF MAIN TR; TH N 13 DEG 27 MIN W 567.5'; SAID LINE BEING PARALLEL TO MAIN TRACK TH S 82 DEG 07 MIN W 276.3' TO W R/W LINE OF RR TH S 13 DEG 27 MIN E 451.5' TO POB LESS COMM NE/4 BLOCK 44 TH N 89 DEG 51'43"E 82.24'; TH N 13 DEG 31'49"W 102.82' TO POB; TH N 59 DEG 44'39"E 171.62'; TH N 13 DEG 42'20"W 263.92'; TH S 76 DEG 22'45"W 163.55'; TH S 13 DEG 31'49"E 313.06' TO POB (ROCK ISLAND BLD)	CHICKASHA MUNICIPAL AUTHORITY	3.67	-	Tax Exempt	-	-
80	C001-00-317-003-0-000-00 27-07-07-14650 ALL LOTS 3 THRU 8 BLK 317 CHICKASHA-OT	GRADY COUNTY	1.89	-	Tax Exempt	-	-
81	C001-00-317-009-0-000-00 27-07-07-14700 ALL LOT 9 BLK 317 CHICKASHA-OT	MOON, W.O. JR. & BRYON CHRISTOPHER MOON	0.20	-	1,223	135	14
82	0000-27-07N-07W-3-005-00 27-07-07-04150 BEG NW/4 TH E ALG N LINE SW/4 APPROX. 590' ML TO PT ON W R/W LINE CR&P RR ALSO BEING E LINE RR ST AS PRESENTLY EVIDENCED, MONUMENTED & RECORDED IN CHICKASHA, OK S 14 DEG 2 ALG CR&P W PROP LINE BEING E LINE R R ST. FOR 260' ML TO POB N 76 DEG E AT RIGHT ANGLE TO LAST DESC. LINE A DIST OF 275' TO PT 25' W/4 OF GRANTOR'S MAIN TR CENTER LINE S 14 DEG E ML ALG LINE 25' W/4 OF & PIW SAID MAIN TRACK A DIST OF 880' ML W AT RIGHT ANGLE TO LAST DESC. LINE A D IST OF 385' ML TO SW/4 LOT 4 BLK 60 B, CHICKASHA TH NE/4 ALG W LINE BLK 60 B & E LINE RR ST. 415' ML TO PT, N 13 DEG W 450' ML TO POB (5.93 ACS)	CHICKASHA MUNICIPAL AUTHORITY	5.93	-	Tax Exempt	-	-
83	C001-00-039-025-0-000-00 28-07-07-26200 ALL LOTS 25-26 BLK 39 CHICKASHA-OT	CHICKASHA MUNICIPAL AUTHORITY	0.19	100 N 6TH	Tax Exempt	-	-
84	C001-00-039-024-0-000-00 28-07-07-26100 ALL LOT 24 BLK 39 CHICKASHA-OT	MGNATT COMMERCIAL INVESTMENTS LLC	0.09	524 W CHICKASHA	91,214	10,033	1,043
85	C001-00-039-023-0-000-00 28-07-07-26100 ALL LOT 23 BLK 39 CHICKASHA-OT	MGNATT COMMERCIAL INVESTMENTS LLC	0.09	522 W CHICKASHA	61,894	6,809	708
86	C001-00-039-022-0-000-00 28-07-07-26050 ALL LOT 22 BLK 39 CHICKASHA-OT	JODZKO, GAIL & SABRINA MARTIN	0.09	520 CHICKASHA	63,316	6,966	724
87	C001-00-039-021-0-000-00 28-07-07-26000 ALL LOT 21 BLK 39 CHICKASHA-OT	TIBBETTS, E. JIM REV TRUST	0.09	518 W CHICKASHA	56,436	6,208	646
88	C001-00-039-019-0-000-00 28-07-07-25950 ALL LOTS 19-20 BLK 39 CHICKASHA-OT	SOLID GOLD INVESTMENTS GROUP LLC	0.19	516 W CHICKASHA	121,917	13,411	1,395
89	C001-00-039-018-0-000-00 28-07-07-25900 ALL LOT 18 BLK 39 CHICKASHA-OT	KMC INVESTMENTS LLC	0.09	512 CHICKASHA	110,250	12,127	1,261
90	C001-00-039-017-0-000-00 28-07-07-25850 ALL LOT 17 BLK 39 CHICKASHA-OT	ALLIANCE OIL & GAS CO.	0.09	510 CHICKASHA	41,938	4,613	480
91	C001-00-039-016-0-000-00 28-07-07-25800 ALL LOT 16 BLK 39 CHICKASHA-OT	ALLIANCE OIL & GAS CO.	0.09	508 CHICKASHA	82,612	9,087	945
92	C001-00-039-015-0-000-00 28-07-07-25750 ALL LOT 15 BLK 39 CHICKASHA-OT	ALLIANCE OIL & GAS CO.	0.09	506 CHICKASHA	101,042	11,114	1,156
93	C001-00-039-013-0-000-00 28-07-07-25700 ALL LOTS 13-14 BLK 39 CHICKASHA-OT	THE PRODUCTION HOUSE, LLC	0.19	502 CHICKASHA	175,000	19,250	2,002
94	C001-00-040-015-0-000-00 28-07-07-25700 ALL LOTS 13-14 BLK 39 CHICKASHA-OT	CORVIDA HOLDINGS, LLC	0.19	426 CHICKASHA	192,937	21,223	2,207
95	C001-00-040-017-0-000-00 28-07-07-26800 ALL LOT 17 BLK 40 CHICKASHA-OT	THE CRAZY EIGHT CAFE, LLC	0.09	424 CHICKASHA	86,821	9,551	993
96	C001-00-040-018-0-000-00 28-07-07-26850 ALL LOT 18 BLK 40 CHICKASHA-OT	HARRIS, DARRELL G. & MITZY A.	0.09	422 CHICKASHA	65,153	7,167	745
97	C001-00-040-019-0-000-00 28-07-07-26900 ALL LOTS 19-20 BLK 40 CHICKASHA-OT	DEL CITY PROPERTY ONE LLC	0.19	420 W CHICKASHA	196,323	21,586	2,246
98	C001-00-040-020-0-000-00 28-07-07-26950 ALL LOTS 21-22 BLK 40	FULTON, ROBERT A. & HOLLEY	0.19	416 W CHICKASHA	366,985	40,638	4,226
99	C001-00-040-023-0-000-00 28-07-07-27000 ALL LOTS 23-24 BLK 40 CHICKASHA-OT	STEELMAN, LARRY WADE & PHYLIS W.	0.19	410 W CHICKASHA	114,096	12,551	1,305
100	C001-00-040-025-0-000-00 28-07-07-27050 S 117' OF LOTS 25-26 BLK 40 CHICKASHA-OT	DEPRIEST, WESTON & SHEILA F.	0.13	406 W CHICKASHA	115,471	12,701	1,321
101	C001-00-040-027-0-000-00 28-07-07-27150 N 48' OF LOTS 25 & 26 AND ALL LOTS 27 & 28 BLK 40, CHICKASHA-OT	ROSEWOOD INVESTMENT PROPERTIES LLC	0.24	402 W CHICKASHA	475,000	52,250	5,433
102	C001-00-041-015-0-000-00 28-07-07-27900 ALL LOTS 15-16 BLK 41 CHICKASHA-OT	THOMAS, BARRY A. & DONNA F.	0.19	326 CHICKASHA	113,123	12,444	1,294
103	C001-00-041-017-0-000-00 28-07-07-27950 ALL LOT 17 BLK 41 CHICKASHA-OT	THOMAS, BARRY A. & DONNA F.	0.09	324 CHICKASHA	93,509	10,286	1,070
104	C001-00-041-018-0-000-00 28-07-07-27950 ALL LOT 18 BLK 41 CHICKASHA-OT	ARED PROPERTIES, LLC	0.09	322 CHICKASHA	48,536	5,339	555
105	C001-00-041-019-0-000-00 28-07-07-28000 ALL LOT 19 BLK 41 CHICKASHA-OT	ADVANTAGE CONSULTING, LLC	0.09	320 CHICKASHA	72,929	8,022	834
106	C001-00-041-020-0-000-00 28-07-07-28050 ALL LOT 20 BLK 41 CHICKASHA-OT	BAILEY, JOHN	0.09	318 W CHICKASHA	102,459	11,271	1,172
107	C001-00-041-021-0-000-00 28-07-07-28100 ALL LOT 21 BLK 41 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.09	316 CHICKASHA	1,632,306	179,554	18,672
108	C001-00-041-022-0-000-00 28-07-07-28150 ALL LOT 22 BLK 41 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.09	314 CHICKASHA	1,454,036	159,944	16,633
109	C001-00-041-023-0-000-00 28-07-07-28200 ALL LOTS 23-24 BLK 41 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.19	-	1,792,594	197,186	20,505

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes
110	C001-00-041-025-0-000-00	28-07-07-28250 ALL LOTS 25 THRU 28 BLK 41 CHICKASHA-OT COMB PCL'S 28250, 28300, 28350 NOW 28-7-7-28250	0.38	302 W CHICKASHA	599,269	65,920	6,855
111	C001-00-042-015-0-000-00	28-07-07-28450 ALL LOTS 15-16-17 BLK 42 CHICKASHA-OT	0.28	228 W CHICKASHA	880,654	96,872	10,074
112	C001-00-042-018-0-000-00	28-07-07-28500 ALL LOT 18 BLK 42 CHICKASHA-OT	0.09	222 W CHICKASHA	40,485	4,453	463
113	C001-00-042-019-0-000-00	27-07-07-05800 ALL LOT 19 BLK 42 CHICKASHA-OT	0.09	220 CHICKASHA	32,490	3,574	372
114	C001-00-042-020-0-000-00	27-07-07-05850 ALL LOT 20 BLK 42 CHICKASHA-OT 12/21/05 3801-551 & 552 MEM. TRUST & RESIGNATION	0.09	218 W CHICKASHA	105,000	11,550	1,201
115	C001-00-042-021-0-000-00	27-07-07-05900 ALL LOT 21 BLK 42 CHICKASHA-OT	0.09	216 W CHICKASHA	19,531	2,148	223
116	C001-00-042-022-0-000-00	27-07-07-05950 ALL LOT 22 BLK 42 CHICKASHA-OT	0.09	214 CHICKASHA	63,000	6,930	721
117	C001-00-042-023-0-000-00	27-07-07-06000 ALL LOT 23 BLK 42 CHICKASHA-OT	0.09	212 CHICKASHA	97,906	10,770	1,120
118	C001-00-042-024-0-000-00	27-07-07-06050 ALL LOT 24 BLK 42 CHICKASHA-OT	0.09	210 CHICKASHA	90,443	9,949	1,035
119	C001-00-042-025-0-000-00	27-07-07-06100 ALL LOT 25-26 BLK 42 CHICKASHA-OT	0.19	208 CHICKASHA	510,000	56,100	5,834
120	C001-00-042-027-0-000-00	27-07-07-06150 ALL LOTS 27-28 BLK 42 CHICKASHA-OT	0.19	113 N 2ND	22,878	2,517	262
121	C001-00-042-028-0-000-00	27-07-07-14300 ENTIRE BLK BLK 313 CHICKASHA-OT	2.00	-	Tax Exempt	-	-
122	C001-00-048-013-0-000-00	28-07-07-31250 N 1018' LOTS 13-14 AND S 634' LOTS 13-14 BLK 48 CHICKASHA-OT	0.19	528 W CHICKASHA	82,901	9,120	948
123	C001-00-048-012-0-000-00	28-07-07-31200 ALL LOT 12 BLK 48 CHICKASHA-OT	0.09	525 W CHICKASHA	50,244	5,527	575
124	C001-00-048-010-0-000-00	28-07-07-31100 W 12.5' LOT 10 & ALL LOT 11 BLK 48 CHICKASHA-OT	0.14	521 W CHICKASHA	201,600	22,176	2,306
125	C001-00-048-009-0-000-00	28-07-07 W 12.5' LOT 8 & ALL LOT 9 & E 12.5' LOT 10 BLK 48 CHICKASHA-OT	0.19	519 W CHICKASHA	245,788	27,036	2,811
126	C001-00-048-008-0-000-00	28-07-07-31000 E 12 1/2' LOT 8 BLK 48 CHICKASHA-OT	0.05	517 W CHICKASHA	53,441	5,878	611
127	C001-00-048-007-0-000-00	28-07-07-30900 LOT 7 BLK 48 CHICKASHA-OT	0.09	515 W CHICKASHA	36,633	4,029	419
128	C001-00-048-006-0-000-00	28-07-07-30850 ALL LOT 6 BLK 48 CHICKASHA-OT	0.09	511 W CHICKASHA	-	-	-
129	C001-00-048-004-0-000-00	28-07-07-30800 ALL LOTS 4-5 BLK 48 CHICKASHA-OT WASHITA THEATRE	0.19	509 CHICKASHA	Tax Exempt	-	-
130	C001-00-048-003-0-000-00	28-07-07-30750 ALL LOT 3 BLK 48 CHICKASHA-OT	0.09	505 W CHICKASHA	63,441	6,978	726
131	C001-00-048-001-0-000-00	28-07-07-30700 ALL LOTS 1-2 BLK 48 CHICKASHA-OT	0.19	501 W CHICKASHA	139,183	15,310	1,592
132	C001-00-047-012-0-000-00	28-07-07-30100 ALL LOTS 12-13-14 BLK 47 CHICKASHA-OT	0.28	423 W CHICKASHA	166,058	18,266	1,899
133	C001-00-047-010-0-000-00	28-07-07-30050 ALL LOTS 10-11 BLK 47 CHICKASHA-OT	0.19	419 W CHICKASHA	77,705	8,547	889
134	C001-00-047-008-0-000-00	28-07-07-30000 ALL LOTS 8-9 BLK 47 CHICKASHA-OT	0.19	415 W CHICKASHA	-	-	-
135	C001-00-047-007-0-000-00	28-07-07-29950 ALL LOT 7 BLK 47 CHICKASHA-OT	0.09	413 W CHICKASHA	Tax Exempt	-	-
136	C001-00-047-005-0-000-00	28-07-07-29900 ALL LOTS 5-6 BLK 47 CHICKASHA-OT	0.19	411 W CHICKASHA	182,349	20,059	2,086
137	C001-00-047-001-0-000-00	28-07-07-29800 N 110' OF LOTS 1-2-3-4 BLK 47 CHICKASHA-OT PETROLEUM BLDG	0.25	401 W CHICKASHA	160,470	17,652	1,836
138	C001-00-047-001-0-001-00	28-07-07-29850 S 55' OF LOTS 1-2-3-4 BLK 47 CHICKASHA-OT	0.13	-	70,989	7,809	812
139	C001-00-046-013-0-000-00	28-07-07-29200 ALL LOTS 13-14 BLK 46 CHICKASHA-OT	0.19	327 W CHICKASHA	226,708	22,937	2,385
140	C001-00-046-012-0-000-00	28-07-07-29150 ALL LOT 12 BLK 46 CHICKASHA-OT	0.09	323 CHICKASHA	Tax Exempt	-	-
141	C001-00-046-010-0-000-00	28-07-07-29100 ALL LOTS 10-11 BLK 46 CHICKASHA-OT	0.19	319 W CHICKASHA	111,941	11,214	1,166
142	C001-00-046-009-0-000-00	28-07-07-29050 ALL LOT 9 BLK 46 CHICKASHA-OT	0.09	317 CHICKASHA	118,506	13,036	1,356
143	C001-00-046-008-0-000-00	28-07-07-29000 ALL LOT 8 BLK 46 CHICKASHA-OT	0.09	315 CHICKASHA	83,885	9,227	960
144	C001-00-046-007-0-000-00	28-07-07-28950 ALL LOT 7 BLK 46 CHICKASHA-OT	0.09	313 CHICKASHA	82,090	9,030	939
145	C001-00-046-006-0-000-00	28-07-07-28900 ALL LOT 6 BLK 46 CHICKASHA-OT	0.09	311 CHICKASHA	45,360	4,989	519
146	C001-00-046-004-0-000-00	28-07-07-28850 ALL LOTS 4-5 BLK 46 CHICKASHA-OT	0.19	309 CHICKASHA	153,113	16,483	1,714
147	C001-00-046-003-0-000-00	28-07-07-28800 ALL LOT 3 BLK 46 CHICKASHA-OT	0.09	305 W CHICKASHA	111,386	12,253	1,274
148	C001-00-046-001-0-001-00	28-07-07-28750 N 115' OF LOTS 1-2 BLK 46 CHICKASHA-OT	0.13	301 CHICKASHA	295,000	32,450	3,374
149	C001-00-046-001-0-000-00	28-07-07-28700 S 50' OF LOTS 1-2 BLK 46 CHICKASHA-OT	0.06	112 S 3RD	8,125	894	83
150	C001-00-045-012-0-000-00	28-07-07-28600 ALL LOTS 12 THRU 18 BLK 45 CHICKASHA-OT	0.66	109 N 3RD	14,083	1,549	161
151	C001-00-045-011-0-000-00	28-07-07-28550 ALL LOT 11 BLK 45 CHICKASHA-OT	0.09	221 W CHICKASHA	Tax Exempt	-	-
152	C001-00-045-010-0-000-00	27-07-07-07000 ALL LOT 10 BLK 45 CHICKASHA-OT	0.09	219 CHICKASHA	8,383	922	96
153	C001-00-045-008-0-000-00	27-07-07-06950 ALL LOTS 8-9 BLK 45 CHICKASHA-OT PARKING LOT	0.19	-	14,898	1,639	170
154	C001-00-045-001-0-000-00	27-07-07-06900 ALL LOTS 1 THRU 7 & 21 THRU 28 BLK 45 CHICKASHA-OT	1.42	205 CHICKASHA	Tax Exempt	-	-
155	C001-00-045-019-0-000-00	27-07-07-07050 ALL LOTS 19-20 BLK 45 CHICKASHA-OT	0.19	218 KANSAS	105,872	11,646	1,211
156	C001-00-044-009-0-000-00	27-07-07-06450 ALL LOT 9 BLK 44 CHICKASHA-OT	0.09	127 W CHICKASHA	70,120	7,714	802
157	C001-00-044-007-0-000-00	27-07-07-06400 ALL LOTS 7-8 BLK 44 CHICKASHA-OT	0.19	125 W CHICKASHA	79,007	8,691	904
158	C001-00-044-004-0-000-00	27-07-07-06350 ALL LOT 4 BLK 44 CHICKASHA-OT	0.28	117 W CHICKASHA	606,056	66,666	6,933
159	C001-00-044-001-0-000-00	27-07-07-06300 ALL LOTS 1-3 BLK 44 CHICKASHA-OT	0.29	101 W CHICKASHA	195,000	21,450	2,231
160	C001-00-044-010-0-004-00	27-07-07-06200 ALL LOTS 10-14 BLK 44 CHICKASHA OT	0.47	126 KANSAS	406,360	44,700	4,648
161	C001-00-044-015-0-000-00	27-07-07-06800 ALL LOTS 15-16-17-18 BLK 44 CHICKASHA-OT	0.38	-	19,378	2,132	222
162	C001-00-044-019-0-000-00	27-07-07-06850 ALL LOTS 19-20 BLK 44 CHICKASHA-OT	0.18	102 KANSAS	23,780	2,616	272
163	C001-00-508-005-0-000-00	BLK 60-B LOTS 5-6-7-8 CHICKASHA-OT	0.60	-	-	-	-
164	C001-00-308-000-0-000-00	27-07-07-13300 ENTIRE BLK -LESS PART OF LOT 5, ALL OF LOT 6 & 7 AND PART OF LOT 8 BLK 308 CHICKASHA-OT	4.10	-	Tax Exempt	-	-

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills
Assessed
Estimated 2023

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes
165	0000-27-07N-07W-3-006-00 27-07-07-04200 BEG SW/4 LOT 8 BLK 308-CHICKASHA NLY ALG W LINE BLK 308 (ALSO BEING E LINE R/2 ST. CHICKASHA) 250' E/4LY AT R ANGLE TO LAST DESC. LINE A DIST APPROX 273' S/4LY ALG LINE APPROX. 30' W/4LY OF & PARALLEL WITH GRANTOR'S MAIN LINE TR CENTERLINE AS EVIDENCED, MONUMENTED OR RECORDED IN SAID CO. OF ST. FOR DIST APPROX. 250' TH W/4LY AT R ANGLE TO LAST DESC. LINE APPROX 275' TO POB	HONOBIA WEST, LLC	1.56	-	17,098	1,881	196
166	C001-00-048-015-0-000-00 28-07-07-31350 W 90' OF LOTS 15 THRU 20 BLK 48 CHICKASHA-OT	SOUTHWESTERN BELL TELEPHONE	0.34	528 W KANSAS	Tax Exempt	-	-
167	C001-00-048-016-0-000-00 28-07-07-31400 E 75' LOTS 15 THRU 20 BLK 48 CHICKASHA-OT	HAMM, JOHNNY M.	0.28	524 W KANSAS	42,845	4,713	490
168	C669-00-048-008-0-000-00 28-07-07-31650 ALL LOTS 8-9 BLK 48 SULLIVAN'S SUB-DIV	HALL, BARRY W. & CYNTHIA S.	0.28	-	20,519	2,257	235
169	C669-00-048-003-0-000-00 28-07-07-31550 ALL LOTS 3-7 BLK 48 SULLIVAN'S SUB-DIV	HALL, BARRY W. & CYNTHIA S.	0.26	506 W KANSAS	79,972	8,797	915
170	C001-00-047-015-0-000-00 28-07-07-30150 ALL LOTS 15-16 BLK 47 CHICKASHA-OT	BORDWINE URBAN & RURAL DEVELOPMENT CORP.	0.19	428 W KANSAS	71,667	7,884	820
171	C001-00-047-017-0-000-00 28-07-07-30200 ALL LOTS 17-18 BLK 47 CHICKASHA-OT	VITUS INVESTMENTS, LLC	0.19	424 W KANSAS	66,372	7,301	759
172	C001-00-047-019-0-000-00 28-07-07-30250 ALL LOTS 19-20 BLK 47 CHICKASHA-OT	DENVER TALLEY PROPERTIES, INC.	0.19	422 KANSAS	41,935	4,613	480
173	C001-00-047-021-0-000-00 28-07-07-30300 ALL LOTS 21-22-23 BLK 47 CHICKASHA-OT	CHICKASHA MUNICIPAL AUTHORITY	0.28	-	Tax Exempt	-	-
174	C001-00-047-022-0-000-00 28-07-07-30350 ALL LOTS 24-25 BLK 47 CHICKASHA-OT	CHICKASHA, CITY OF	0.19	-	Tax Exempt	-	-
175	C575-00-047-003-0-000-00 28-07-07-30450 ALL LOT 3 BLK 47 SAYERS SUB-DIV	MILLER, WILLIE BOYD	0.03	126 S 4TH	32,139	3,535	368
176	C575-00-047-004-0-000-00 28-07-07-30500 ALL LOT 4 BLK 47 SAYERS SUB-DIV	THOMAS, G.W. III & BERTHA B.	0.03	124 S 4TH	93,381	10,272	1,068
177	C575-00-047-007-0-000-00 28-07-07-30650 ALL LOT 7 BLK 47 SAYERS SUB-DIV TULLEYS BAKERY	CHRONISTER INVESTMENTS, LLC	0.03	116 S 4TH	44,000	4,840	503
178	C575-00-047-006-0-000-00 28-07-07-30600 ALL LOT 6 BLK 47 SAYERS SUB-DIV	BURNETT CAPITAL INVESTMENTS LLC	0.03	118 S 4TH	42,683	4,695	488
179	C575-00-046-003-0-000-00 28-07-07-29300 ALL LOTS 3 THRU 7 BLK 46 SAYERS SUB-DIV	GREAT PLAINS LAND & CATTLE COMPANY	0.15	117 S 4TH	493,932	54,333	5,650
180	C575-00-047-005-0-000-00 28-07-07-30550 ALL LOT 5 BLK 47 SAYERS SUB-DIV	GB ENERGY, INC	0.03	120 S 4TH	54,879	6,037	628
181	C575-00-046-001-0-000-00 28-07-07-29250 ALL LOTS 1-2 BLK 46 SAYERS SUB-DIV	SANDERS, EUGENE R., JR. & KATHY LYNN REV. LIV TRUST	0.06	327 W KANSAS	98,654	10,852	1,128
182	C001-00-046-018-0-000-00 28-07-07-29350 ALL LOTS 18-19 BLK 46 CHICKASHA-OT	CHICKASHA, CITY OF	0.19	-	Tax Exempt	-	-
183	C001-00-046-020-0-000-00 28-07-07-29400 ALL LOTS 20-21 BLK 46 CHICKASHA-OT	CHICKASHA, CITY OF	0.19	-	Tax Exempt	-	-
184	C001-00-046-022-0-000-00 28-07-07-29450 ALL LOT 22 BLK 46 CHICKASHA-OT	CHICKASHA, CITY OF	0.09	-	Tax Exempt	-	-
185	C001-00-046-023-0-000-00 28-07-07-29500 ALL LOTS 23-24 BLK 46 CHICKASHA-OT	CHICKASHA MUNICIPAL AUTHORITY	0.19	-	Tax Exempt	-	-
186	C001-00-046-025-0-000-00 28-07-07-29550 LOT 25 BLK 46 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.13	116 S 3RD	5,850	644	67
187	C001-00-046-026-0-000-00 28-07-07-29700 N 50' OF LOT 26 BLK 46 CHICKASHA-OT	FIRST NATIONAL BANK & TRUST	0.10	124 S 3RD	11,818	1,300	135
188	C001-00-046-026-0-001-00 28-07-07-29750 S 50' OF LOT 26 BLK 46 CHICKASHA-OT 302 W. KANSAS AVE.	LS5 COMMERCIAL, LLC	0.10	302 KANSAS	84,000	9,240	961
189	C001-00-055-001-0-000-00 28-07-07-35300 W 95' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	YI, MIN SONG & KEVIN LEE	0.27	527 KANSAS	82,291	9,052	941
190	C001-00-055-005-0-000-00 28-07-07-35400 E 70' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	JOHNSON COMMERCIAL RENTALS LLC	0.20	519 W KANSAS	62,136	6,835	711
191	C001-00-055-015-0-000-00 28-07-07-35650 ALL LOTS 15-26 & E 165' OF 20' ALLEY EXTENDING E & W THRU BLK 55 CHICKASHA-OT	WILLIAMS GROCERY, INC	1.33	208 S 5TH	677,194	74,492	7,746
192	C001-00-055-006-0-000-00 28-07-07-35450 ALL LOTS 6-7 BLK 55 CHICKASHA-OT	JOHNSON COMMERCIAL RENTALS LLC	0.19	211 S 6TH	38,842	4,273	444
193	C001-00-055-008-0-000-00 28-07-07-35500 ALL LOTS 8-9 BLK 55 CHICKASHA-OT	JOHNSON COMMERCIAL RENTALS LLC	0.19	215 S 6TH	28,930	3,162	331
194	C001-00-055-010-0-000-00 28-07-07-35550 ALL LOTS 10-11 BLK 55 CHICKASHA-OT	WILLIAMS, DELL	0.19	219 S 6TH	34,602	3,807	396
195	C001-00-056-013-0-000-00 28-07-07-36050 ALL LOTS 13-14 BLK 56 CHICKASHA-OT	BORDWINE URBAN & RURAL DEVELOPMENT CORP.	0.19	205 S 5TH	109,206	12,013	1,249
196	C001-00-056-012-0-000-00 28-07-07-36000 ALL LOT 12 BLK 56 CHICKASHA-OT	DENVER TALLEY PROPERTIES, INC.	0.09	413 KANSAS	16,692	1,837	191
197	C001-00-056-006-0-000-00 28-07-07-35800 ALL LOTS 6 THRU 11 BLK 56 CHICKASHA-OT	HANNAH, JOHN ROOYE & LISA R.	0.57	409 KANSAS	373,121	41,043	4,268
198	C001-00-056-005-0-000-00 28-07-07-35750 ALL LOT 5 BLK 56 CHICKASHA-OT	HANNAH, JOHN ROOYE & LISA R.	0.09	409 W KANSAS	52,691	5,795	603
199	C001-00-056-001-0-000-00 28-07-07-35700 ALL LOTS 1-2-3-4 BLK 56 CHICKASHA-OT	PENN GRAND, LTD	0.38	210 S 4TH	575,000	63,250	6,577
200	C125-00-056-002-0-000-00 28-07-07-36150 ALL LOTS 2-5 BLK 56 CLOUD'S SUB-DIV	UNITED PENTECOSTAL CHURCH OF CHICKASHA	0.22	428 W COLORADO	Tax Exempt	-	-
201	C125-00-056-001-0-000-00 28-07-07-36100 ALL LOT 1 BLK 56 CLOUD'S SUB-DIV	UNITED PENTECOSTAL CHURCH OF CHICKASHA	0.06	217 S 5TH	Tax Exempt	-	-
202	C001-00-056-018-0-000-00 28-07-07-36200 ALL LOTS 18-19 BLK 56 CHICKASHA-OT	UNITED PENTECOSTAL CHURCH OF CHICKASHA	0.19	-	Tax Exempt	-	-
203	C001-00-056-020-0-000-00 28-07-07 S 100' LOTS 20-21 BLK 56 CHICKASHA-OT	WEBER, JERRY	0.12	420 COLORADO	39,250	4,318	449
204	C001-00-056-022-0-000-00 28-07-07 N 65' LOTS 20-21 & ALL LOTS 22-23-24-25 BLK 56 CHICKASHA-OT	WEBER, JERRY	0.45	408 COLORADO	263,578	28,993	3,015
205	C001-00-056-026-0-000-00 28-07-07-36350 N 64' OF LOTS 26-27-28 BLK 56 CHICKASHA-OT	SCHLITENHARDT, DAVID P. & MARGARET	0.11	220 S 4TH	58,471	6,432	669
206	C001-00-056-026-0-001-00 28-07-07-36550 S 101' OF LOTS 26, 27 & LOT 28 BLOCK 56 CHICKASHA-OT	RAUL'S TRUCK & AUTO SALES INC	0.17	228 S 4TH	130,310	14,335	1,491
207	C001-00-057-011-0-000-00 28-07-07-36550 LOT 10 LESS THE PT BG 38.3' N OF SE 1/4 TH W 16' N 50.4' E 16' S 50.4' & LOT 11 LESS THE 4.3' OF S 50.18' & N 115' OF LOTS 12-13-14 LESS .18' BLK 57 CHICKASHA-OT	MARSHALL, DOUGLAS L.	0.33	327 KANSAS	144,397	15,884	1,652

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
208	C001-00-057-013-0-000-00	28-07-07-38600 W 3' OF S 50, 18' LOT 11 S 50' LOTS 12-13-14-S 18' LOT 10 WHICH PT IS 38.3' N OF SEC LOT 10-W .16' N 50.4' E .16' S OF N 11S' LOT 12-S 18' OF N 25' OF S 75' OF LOTS 13-14 BLOCK 57 CHICKASHA-OT	0.13	209 S 4TH	Tax Exempt	-	-
209	C001-00-057-008-0-000-00	28-07-07-38500 ALL LOTS 8-9 & PT LOT 10 BG AT PT ON E LINE LOT 10 WHICH PT IS 38.3' N OF SEC LOT 10-W .16' N 50.4' E .16' S 50.4' BLK 57 CHICKASHA-OT	0.21	-	36,728	4,040	420
210	C001-00-057-006-0-000-00	28-07-07-38450 ALL LOTS 6-7 BLK 57 CHICKASHA-OT	0.19	311 W KANSAS	30,861	3,395	353
211	C001-00-057-001-0-000-00	28-07-07-38400 ALL LOTS 1-2-3-4-5 BLK 57 CHICKASHA-OT	0.47	301 KANSAS	425,644	46,820	4,889
212	C001-00-058-009-0-002-00	27-07-07-07550 S 75' OF LOTS 9 THRU 14 BLK 58 CHICKASHA-OT	0.26	-	72,418	7,966	828
213	C001-00-058-011-0-000-00	28-07-07-36700 S 40' OF N 90' LOTS 11-12 13-14 BLK 58 CHICKASHA-OT	0.09	-	8,138	895	93
214	C001-00-058-012-0-001-00	28-07-07-36750 N 50' OF LOTS 12-13-14 BLK 58 CHICKASHA-OT	0.09	201 S 3RD	95,119	10,464	1,088
215	C001-00-058-009-0-001-00	27-07-07-07500 N 50' OF LOTS 9-10-11 BLK 58 CHICKASHA-OT	0.09	-	7,651	842	88
216	C001-00-058-009-0-000-00	27-07-07-07450 S 40' OF N 90' LOTS 9-10 BLK 58 CHICKASHA-OT	0.05	-	4,066	447	46
217	C001-00-058-007-0-000-00	27-07-07-07400 ALL LOTS 7-8 BLK 58 CHICKASHA-OT	0.19	215 W KANSAS	51,307	5,644	587
218	C001-00-058-005-0-000-00	27-07-07-07350 ALL LOTS 5-6 BLK 58 CHICKASHA-OT	0.19	-	128,921	14,181	1,475
219	C001-00-059-010-0-000-00	27-07-07-07850 ALL LOTS 10 THRU 14 BLK 59 CHICKASHA-OT	0.47	205 E KANSAS	128,830	14,172	1,474
220	C001-00-059-008-0-000-00	27-07-07-07800 W 15' LOT 7 & ALL LOTS 8-9 BLK 59 CHICKASHA-OT	0.25	109 KANSAS	43,324	4,766	496
221	C001-00-059-005-0-000-00	27-07-07-07750 ALL LOTS 5-6 & E 10' LOT 7 BLK 59 CHICKASHA-OT	0.22	-	28,989	3,189	332
222	C001-00-059-011-0-000-00	27-07-07-07700 ALL LOTS 1-2-3-4 BLK 59 CHICKASHA-OT	0.32	101 KANSAS	89,034	9,794	1,018
223	C001-00-057-015-0-000-00	28-07-07-36650 ALL LOTS 15-28 BLK 57 CHICKASHA-OT	1.33	324 COLORADO	Tax Exempt	-	-
224	C001-00-058-015-0-000-00	28-07-07-36850 ALL LOTS 15-18-17-18 BLK 58 CHICKASHA-OT	0.38	227 S 3RD ST	Tax Exempt	-	-
225	C001-00-058-019-0-000-00	27-07-07-07600 ALL LOTS 19-20 BLK 58 CHICKASHA-OT	0.19	-	Tax Exempt	-	-
226	C001-00-058-021-0-000-00	27-07-07-07650 ALL LOTS 21 THRU 28 BLK 58 CHICKASHA-OT	0.76	202 COLORADO	61,894	6,808	708
227	C001-00-059-015-0-000-00	27-07-07-07900 ALL LOTS 15-16-17-18 BLK 59 CHICKASHA-OT	0.38	-	24,997	2,750	286
228	C001-00-059-019-0-000-00	27-07-07-07950 ALL LOTS 19 THRU 22 BLK 59 CHICKASHA-OT	0.38	-	Tax Exempt	-	-
229	C001-00-059-023-0-000-00	27-07-07-08000 ALL LOTS 23 THRU 28 BLK 59 CHICKASHA-OT	0.57	108 W COLORADO	56,272	6,190	644
230	C001-00-055-012-0-000-00	28-07-07-37600 ALL LOTS 12-13-14 BLK 55 CHICKASHA-OT	0.28	227 S 6TH	57,699	6,347	680
231	C001-00-064-001-0-000-00	28-07-07-37950 LOTS 1-4 AND THE E 65' OF LOTS 5 & 6 IN BLK 64 OT CHICKASHA	0.45	301 S 6TH	182,399	20,064	2,086
232	C001-00-064-005-0-000-00	28-07-07-38100 W 100' LOTS 5-6 BLK 64 CHICKASHA-OT	0.11	311 S 6TH	49,898	5,489	571
233	C001-00-064-007-0-000-00	28-07-07-38150 ALL LOTS 7-17 & LOT 25 & LOT 28 BLOCK 64	1.23	528 W IOWA	867,541	95,430	9,924
234	C001-00-064-018-0-000-00	28-07-07-38400 N 65' LOTS 18-19-20 BLK 64 CHICKASHA-OT	0.13	304 S 5TH	47,568	5,233	544
235	C001-00-064-019-0-000-00	28-07-07-38450 N 50' OF S 100' LOTS 18-19-20 BLK 64 CHICKASHA-OT	0.10	312 S 5TH	36,414	4,005	416
236	C001-00-064-020-0-000-00	28-07-07-38500 S 50' LOTS 18-19-20 BLK 64 CHICKASHA-OT	0.10	318 S 5TH	22,187	2,440	254
237	C001-00-064-023-0-000-00	28-07-07-38700 ALL LOTS 23-24 BLK 64 CHICKASHA-OT	0.19	506 W IOWA	51,372	5,651	588
238	C001-00-064-021-0-000-00	28-07-07-38550 N 50' LOTS 21-22 BLK 64 CHICKASHA-OT	0.07	320 S 5TH	38,652	4,252	442
239	C001-00-064-021-0-002-00	28-07-07-38650 S 50' OF N 100' LOTS 21-22 BLK 64 CHICKASHA-OT	0.07	502 W IOWA	17,479	1,923	200
240	C001-00-064-021-0-001-00	28-07-07-38600 S 65' LOTS 21-22 BLK 64 CHICKASHA-OT	0.10	502 W IOWA	79,204	8,713	906
241	C001-00-063-014-0-000-00	28-07-07-37800 N 140' LOTS 13-14 BLK 63 CHICKASHA-OT	0.16	-	Tax Exempt	-	-
242	C001-00-063-013-0-000-00	28-07-07-37750 S 25' LOTS 13-14 BLK 63 CHICKASHA-OT	0.03	-	Tax Exempt	-	-
243	C001-00-063-011-0-000-00	28-07-07-37700 ALL LOTS 11-12 BLK 63 CHICKASHA-OT	0.19	-	Tax Exempt	-	-
244	C001-00-063-006-0-000-00	28-07-07-37650 ALL LOTS 6-7-8-9-10 BLK 63 CHICKASHA-OT	0.47	-	Tax Exempt	-	-
245	C001-00-063-002-0-000-00	28-07-07-37550 S 60' LOTS 1, 2 & 3 BLK 63 CHICKASHA-OT	0.10	310 S 4TH	Tax Exempt	-	-
246	C001-00-063-004-0-000-00	28-07-07-37600 ALL LOTS 4-5 BLK 63 CHICKASHA-OT LESS THE S 60' OF LOTS 4 & 5	0.19	409 COLORADO	7,333	807	84
247	C001-00-063-001-0-000-00	28-07-07-37500 N 105' LOTS 1-2-3 BLK 63 CHICKASHA-OT	0.18	302 S 4TH	44,100	4,851	504
248	C001-00-063-018-0-000-00	28-07-07-37900 ALL LOTS 18-28 BLK 63 CHICKASHA-OT	1.04	420 W IOWA	Tax Exempt	-	-
249	C001-00-063-015-0-000-00	28-07-07-37850 ALL LOTS 15-16-17 BLK 63 CHICKASHA-OT	0.28	-	Tax Exempt	-	-
250	C001-00-062-012-0-000-00	28-07-07-37300 W 20' LOT 11 & ALL LOTS 12-13-14 BLK 62 CHICKASHA-OT	0.36	-	Tax Exempt	-	-
251	C001-00-062-015-0-000-00	28-07-07-37350 LOTS 15-16-17-18 BLK 62 CHICKASHA-OT	0.38	327 S 4TH	Tax Exempt	-	-
252	C001-00-062-001-0-000-00	28-07-07-37250 ALL LOTS 1-10 & E 5' LOT 11 BLK 62 CHICKASHA-OT	0.97	-	Tax Exempt	-	-
253	C001-00-062-019-0-000-00	28-07-07-37450 ALL LOTS 19-28 BLK 62 CHICKASHA-OT	0.95	320 S 3RD	Tax Exempt	-	-
254	C001-00-061-013-0-000-00	28-07-07-37000 N 70' LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.12	227 COLORADO	Tax Exempt	-	-
255	C001-00-061-014-0-000-00	28-07-07-37050 S 50' OF N 120' LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.09	309 S 3RD	Tax Exempt	-	-
256	C001-00-061-012-0-000-00	28-07-07-36950 S 45' LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.08	311 S 3RD	28,859	3,174	330

INCREMENT DISTRICT AREA "A"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes
257	C001-00-061-011-0-000-00	28-07-07-36900 ALL LOT 11 BLK 61 CHICKASHA-OT	0.09	219 E COLORADO	18,237	2,006	209
258	C001-00-061-010-0-000-00	27-07-07-08650 ALL LOT 10 BLK 61 CHICKASHA-OT	0.09	TERRY, DAVID ALAN	3,007	331	34
259	C001-00-061-008-0-000-00	27-07-07-08600 ALL LOTS 8 & 9 BLK 61 CHICKASHA-OT	0.19	215 E COLORADO	Tax Exempt	-	-
260	C001-00-061-005-0-000-00	27-07-07-08550 ALL LOTS 5-6-7 BLK 61 CHICKASHA-OT	0.28	211 COLORADO	58,939	6,483	674
261	C001-00-061-003-0-000-00	27-07-07-08500 ALL LOTS 3-4 BLK 61 CHICKASHA-OT	0.19	PARHAM, KRISTAL	50,121	5,513	573
262	C001-00-061-001-0-000-00	27-07-07-08450 ALL LOTS 1-2 BLK 61 CHICKASHA-OT	0.19	LAIRD, GLENNA	12,155	1,337	139
263	C001-00-060-008-0-000-00	27-07-07-08250 ALL LOTS 8 THRU 14 BLK 60 CHICKASHA-OT	0.66	JOHNSON COMMERCIAL RENTALS LLC	82,821	9,110	947
264	C001-00-060-003-0-000-00	27-07-07-08100 ALL LOTS 3 THRU 7 BLK 60 CHICKASHA-OT	0.47	JOHNSON COMMERCIAL RENTALS LLC	30,209	3,323	346
265	C001-00-060-001-0-000-00	27-07-07-08050 ALL LOTS 1-2 BLK 60 CHICKASHA-OT	0.19	JOHNSON COMMERCIAL RENTALS LLC	10,512	1,156	120
266	C001-00-061-016-0-000-00	28-07-07-37150 N 92° LOTS 15-16-17 BLK 61 CHICKASHA-OT	0.16	MCGILL RENTAL S LLC	6,000	660	69
267	C001-00-061-015-0-000-00	28-07-07-37100 S 73° LOTS 15-16-17 BLK 61 CHICKASHA-OT	0.13	JACKSON, LORETTA Y.	16,364	1,800	187
268	C001-00-061-018-0-000-00	28-07-07-37200 ALL LOT 18 BLK 61 CHICKASHA-OT	0.09	ROGERS, MARY NELSON	-	232	24
269	C001-00-061-019-0-000-00	27-07-07-08700 ALL LOTS 19-20 BLK 61 CHICKASHA-OT	0.19	ROGERS, MARY NELSON	12,211	1,344	140
270	C001-00-061-021-0-000-00	27-07-07-08750 ALL LOTS 21 THRU 24 BLK 61 CHICKASHA-OT	0.38	MCADAMS, BEVERLY A. & YVONNE MARIE	9,975	1,097	114
271	C001-00-061-025-0-000-00	27-07-07-08800 ALL LOTS 25-26 BLK 61 CHICKASHA-OT	0.19	DREWRY & DEANNA SUE COPE	19,988	2,199	229
272	C001-00-061-027-0-000-00	27-07-07-08850 ALL LOTS 27-28 BLK 61 CHICKASHA-OT	0.19	EUWINS, PEGGY & TIA M. MURRY & ALONDRAE L. SMITH	70,197	7,722	803
273	C001-00-060-015-0-000-00	27-07-07-08300 ALL LOTS 15 THRU 22 BLK 60 CHICKASHA-OT	0.76	GONZALEZ, JOSEPH D.	294,949	32,444	3,374
274	C001-00-060-023-0-000-00	27-07-07-08350 ALL LOTS 23-24-25 BLK 60 CHICKASHA-OT	0.28	ROBERTSON & PENN INC.	51,059	5,617	584
275	C001-00-060-026-0-000-00	27-07-07-08400 ALL LOTS 26-27-28 BLK 60 CHICKASHA-OT	0.28	ROBERTSON & PENN INC.	80,706	8,878	923
276	C001-00-061-013-0-000-00	28-07-07-37000 N 70° LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.12	FIRST BAPTIST CHURCH OF CHICKASHA	Tax Exempt	-	-
277	C001-00-061-014-0-000-00	28-07-07-37050 S 50° OF N 120° LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.09	FIRST BAPTIST CHURCH OF CHICKASHA	Tax Exempt	-	-
278	C001-00-061-012-0-000-00	28-07-07-36950 S 45° LOTS 12-13-14 BLK 61 CHICKASHA-OT	0.08	Rotarte, Julian	311 S. 3rd street	-	-
279	C001-00-061-011-0-000-00	28-07-07-36900 ALL LOT 11 BLK 61 CHICKASHA-OT	0.09	Guillet, Mary	18,237	2,006	209
280	C001-00-061-010-0-000-00	27-07-07-08650 ALL LOT 10 BLK 61 CHICKASHA-OT	0.09	TERRY, DAVID ALAN	3,007	331	34
281	C001-00-061-008-0-000-00	27-07-07-08600 ALL LOTS 8 & 9 BLK 61 CHICKASHA-OT	0.19	CHICKASHA MUNICIPAL AUTHORITY	Tax Exempt	-	-
282	C001-00-061-005-0-000-00	27-07-07-08550 ALL LOTS 5-6-7 BLK 61 CHICKASHA-OT	0.28	CARPENTER, KEN	58,939	6,483	674
283	C001-00-061-003-0-000-00	27-07-07-08500 ALL LOTS 3-4 BLK 61 CHICKASHA-OT	0.19	PARHAM, KRISTAL	50,121	5,513	573
284	C001-00-061-001-0-000-00	27-07-07-08450 ALL LOTS 1-2 BLK 61 CHICKASHA-OT	0.19	LAIRD, GLENNA	12,155	1,337	139
285	C001-00-061-016-0-000-00	28-07-07-37150 N 92° LOTS 15-16-17 BLK 61 CHICKASHA-OT	0.16	MCGILL RENTAL S LLC	6,000	660	69
286	C001-00-061-015-0-000-00	28-07-07-37100 S 73° LOTS 15-16-17 BLK 61 CHICKASHA-OT	0.13	JACKSON, LORETTA Y.	16,364	1,800	187
287	C001-00-061-018-0-000-00	28-07-07-37200 ALL LOT 18 BLK 61 CHICKASHA-OT	0.09	ROGERS, MARY NELSON	2,111	232	24
288	C001-00-061-019-0-000-00	27-07-07-08700 ALL LOTS 19-20 BLK 61 CHICKASHA-OT	0.38	ROGERS, MARY NELSON & KIM EDWARD	12,211	1,344	140
289	C001-00-061-021-0-000-00	27-07-07-08750 ALL LOTS 21 THRU 24 BLK 61 CHICKASHA-OT	0.38	MCADAMS, BEVERLY A. & YVONNE	9,975	1,097	114
290	C001-00-061-025-0-000-00	27-07-07-08800 ALL LOTS 25-26 BLK 61 CHICKASHA-OT	0.19	EUWINS, PEGGY & TIA M. MURRY	19,988	2,199	229
291	C001-00-061-027-0-000-00	27-07-07-08850 ALL LOTS 27-28 BLK 61 CHICKASHA-OT	0.19	GONZALEZ, JOSEPH D.	70,197	7,722	803
292	C001-00-063-001-0-000-00	28-07-07-37500 N 105° LOTS 1-2-3 BLK 63 CHICKASHA-OT	0.18	SALAZAR, RAUL & KARINA	44,100	4,851	504
293	C001-00-056-026-0-001-00	28-07-07-22750 S 101° OF LOTS 26, 27 & LOT 28 BLOCK 56 CHICKASHA-OT	0.17	RAUL'S TRUCK & AUTO SALES INC	130,310	14,335	1,491
294	C001-00-055-015-0-000-00	28-07-07-35650 ALL LOTS 15-26 & E 165° OF 20' ALLEY EXTENDING E & W THRU BLK 55 BLK 55 CHICKASHA-OT	1.33	WILLIAMS GROCERY, INC	677,194	74,482	7,746
295	C001-00-29A-000-0-001-00	27-07-07-05550 ALL OF BLOCK 29-A LESS - THE S 45° CHICKASHA-OT	0.23	VICTOR VALLEY MORTUARY, INC	56,205	6,182	643
296	C001-00-055-006-0-000-00	28-07-07-35450 ALL LOTS 6-7 BLK 55 CHICKASHA-OT	0.19	JOHNSON COMMERCIAL RENTALS LLC	38,842	4,273	444
297	C001-00-055-001-0-000-00	28-07-07-35300 W 95° LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	0.27	YI, MIN SONG & KEVIN LEE	82,291	9,052	941
298	C001-00-055-005-0-000-00	28-07-07-35400 E 70° LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT	0.20	JOHNSON COMMERCIAL RENTALS LLC	62,136	6,835	711
299	C001-00-046-018-0-000-00	28-07-07-29350 ALL LOTS 18-19 BLK 46 CHICKASHA-OT	0.19	Chickasha, City Of	Tax Exempt	-	-
300	C001-00-046-020-0-000-00	28-07-07-29400 ALL LOTS 20-21 BLK 46 CHICKASHA-OT	0.19	Chickasha, City Of	Tax Exempt	-	-
301	C001-00-046-023-0-000-00	28-07-07-29450 ALL LOTS 23-24 BLK 46 CHICKASHA-OT	0.19	CHICKASHA MUNICIPAL AUTHORITY	Tax Exempt	-	-
302	C001-00-033-024-0-000-00	28-07-07-22750 ALL LOTS 24-25-26 BLK 33 CHICKASHA-OT	0.28	Michael Joe and Susie O erstrand	144,096	15,850	\$829.50
TOTALS:					30,796,334	3,366,703	351,364

INCREMENT DISTRICT “B”

The composite legal description for Increment District “B” is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[TO BE PROVIDED]

The following Tracts 1-63 are approximately representative of the Increment District “B” boundaries shown on the map in Exhibit “C”.

[See following page]

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills

Estimated 2023 Taxes

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes	
1	0000-27-07N-07W-2-003-00	27-07-07-03600 TR BEG 775.1' N OF SW1/4 SE1/4 NW1/4 TH S 89 DEG 49 MIN E A DIST OF 495.1' N 364' N 89 DEG 49 MIN W A DISTANCE OF 495.1' S 364' TO BEG. AND A TR BEG 1139.1' N & 495.1' E SW1/4 SE1/4 NW1/4 TH S 231.4'; TH E 313.15'; TH N 231.4'; TH W 313.15' TO POB	BAITY SCREW MACHINE PRODUCTS LLC	5.81	302 GENEVIEVE	973,802	107,118	11,139
2	0000-27-07N-07W-2-004-00	27-07-07-03850 TR BEG 470' N & 495.1' E OF NW1/4 NE1/4 SW1/4 SAID POINT BEING SW1/4 OF THIS TRACT, TH E 208.8' N 417.6' W 208.8' S 417.6' AND TR BEG 703.9' E OF PT OF INTERSECTION OF N RW LINE HWY 62 & W LINE OF SE1/4 NW1/4 TH E ALONG S AID R/W LINE 104.35' N 417.6'; TH W 104.35'; S 417.6' TO POB	JOHNSON'S COMM. RENTALS, LLC	3.00	521 E CHOCTAW	Attached to Above	-	-
3	0000-27-07N-07W-2-007-00	27-07-07-03850 TR BEG 470' N & 495.1' E OF NW1/4 NE1/4 SW1/4 SAID POINT BEING SW1/4 OF THIS TRACT, TH E 208.8' N 417.6' W 208.8' S 417.6' AND TR BEG 703.9' E OF PT OF INTERSECTION OF N RW LINE HWY 62 & W LINE OF SE1/4 NW1/4 TH E ALONG S AID R/W LINE 104.35' N 417.6'; TH W 104.35'; S 417.6' TO POB	JOHNSON'S COMM. RENTALS, LLC	3.00	521 E CHOCTAW	361,832	39,802	4,139
4	0000-27-07N-07W-2-008-00	27-07-07-03950 TR 1--BEG. AT A POINT 470' N OF NW1/4 NE1/4 SW1/4 TG RUNNING E 295.1'; N 295.1'; W 295.1'; S 295.1' TO POB. SAME BEING A PART OF WHAT WAS FORMERLY BLK 21 OT THE EAST CHICKASHA ADDITION TO THE CITY OF CHICKASHA & A PART OF THE ALLEY WHICH ADJOINED SAID BLK. 21 ON THE WEST TR.	THOMAS, BARRY A. & DONNA F	3.33	201 E CHOCTAW	Attached to Above	-	-
5	0000-27-07N-07W-3-002-00	27-07-07-03950 TR 1--BEG. AT A POINT 470' N OF NW1/4 NE1/4 SW1/4 TG RUNNING E 295.1'; N 295.1'; W 295.1'; S 295.1' TO POB. SAME BEING A PART OF WHAT WAS FORMERLY BLK 21 OT THE EAST CHICKASHA ADDITION TO THE CITY OF CHICKASHA & A PART OF THE ALLEY WHICH ADJOINED SAID BLK. 21 ON THE WEST TR.	THOMAS, BARRY A. & DONNA F	3.33	201 E CHOCTAW	87,528	9,628	1,001
6	0000-27-07N-07W-2-001-00	27-07-07-01250 BEG 490.1' N & 808.25' E NW1/4 NE1/4 SW1/4 TH E 206.75'; TH N 290'; TH E 305'; TH N 1870'; TH W 1320'; TH S 972'; TH E 808.25'; TH S 1188' TO POB	GB RANCH, LLC	30.35	N/A	16,331	1,796	187
7	0000-27-07N-07W-2-005-00	27-07-07-03700 TR BEG 1139.1' N OF SW1/4 SE1/4 NW1/4 TH S 89 DEG 49 MIN E 808.25' N 539' N 89 DEG 49 MIN W 808.25' S 539' TO BEG. % HARDING & CARBONE INC WD 8/5/99 LEASE PURCHASE AGREEMENT 8/5/99 3133/542 TO IESI TX LANDFILL LP, A TEXA S LIMITED PARTNERSHIP	% HARDING & CARBONE INC	10.00	N/A	146,903	16,159	1,680
8	0000-27-07N-07W-3-003-00	27-07-07-04050 BEG NE1/4 OF LOT 1 IN BLOCK 24; W 285'; S 300'; E 185'; N 150'; E 100'; N 150' TO PLACE OF BEG.; BEING A PORTION OF BLK 23 & 24 IN WHAT WAS FORMERLY EAST CHICKASHA ADDN TO CITY OF CHICKASHA	THOMAS, G.W. III & BERTHA B	1.50	N/A	71,351	7,849	816
9	0000-27-07N-07W-2-006-00	27-07-07-03750 TR 100' X 50' IN WHAT FORM WAS EAST CHICKASHA ADDN BLK 24-TR 10' X 100' OF LOTS 13-14-15-16 & S 100' OF LOTS 13, 14, 15 & 16 IN WHAT WAS FORMERLY BLOCK 24 IN THE EAST CHICKASHA ADDITION TO THE CITY OF CHICKASHA	KNAPP, MIA FINE % RAY FINE MOTORS	0.37	627 E CHOCTAW	59,451	-	-
10	0000-27-07N-07W-1-012-00	27-07-07-00500 TR IN SW1/4 NE1/4 BEG 480' N OF SW1/4 SW1/4 NE1/4 BEING ON N RW LINE HWY #62, N 397.4' S 89 DEG 14 MIN E 131' TH S 397.4' N 89 DEG 14 MIN W 131' TO LESS A TRACT BEG 638.2' N SW1/4 SW1/4 NE1/4 TH N 239.2'; TH S 89DEG 14'E 131' ; TH S 239.2'; TH N 89DEG 14'W 131' TO POB	MOBLEY, GREGORY A. REV TR	0.47	635 E CHOCTAW	370,564	40,762	4,239
11	0000-27-07N-07W-1-004-00	27-07-07-00150 BEG. AT THE NW1/4 NE1/4 TH S 89 DEG. 58'58"E 93.22' TO N R/O/W LINE OF THE ABANDONED OKLAHOMA & CENTRAL RAILROAD, TH ON SAID R/O/W ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1960.08' (CHORD=S 48 DEG. 49'09"E 1322.54') A DIST OF 1349' TH S 60 DEG 53'51"W 100', S 00 DEG. 02'07"W 1238.11' TO THE N R/O/W LINE OF HWY #62, TH N 89 DEG. 49'24"W ON SAID R/O/W 415.3', N 00 DEG. 02'07"E 435.6', N 89 DEG. 49'24"W 300', S 00 DEG. 02'07"W 38.2', N 89 DEG. 49'24"W 270', N 00 DEG. 02'07"E 1679.31' TO THE S R/O/W LINE OF SAID RR, TH ON A CURVE TO THE LEFT HAVING A RADIUS OF 1860.08' (CHORD=N 70 DEG. 07'47"W 17.54') A DIST. OF 17.54', TH N 00 DEG. 02'07"E 71.87' TO POB. SPLIT PARCELS DUE TO DIFFERENT SCHOOL LEVYS. LESS-B	GB RANCH, LLC	13.75	819 CHOCTAW	7,031	773	80
		EG, PT. 2145.49' S 00 02'07"W & 586.5' S 89 49'24"E OF NW1/4 OF NW1/4, PT. BEING ON N ROW LINE HWY 62, N 00 02'07"E 55', S89 59'24"E 25', S 00 02'07"W 55', N 89 49'24"W 25' TO POB						

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills
2023 Assessed
Estimated 2023

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes
12	0000-27-07N-07W-1-013-00	27-07-07-00550 BG 480' N & 147.5' E OF CENTER OF 27-7-7 TH N 90 DEG 14 MIN 397.4' TH E 89 DEG 46 MIN, 139' TH S 90 DEG 14 MIN, 397.4' W 89 DEG 46 MIN, 139' TO BG	1.34	N/A	48,620	5,348	556
13	0000-27-07N-07W-1-009-00	27-07-07-00350 BEG. AT A POINT 480' N & 288.5'E OF THE CENTER GARDNER, ROBERT W. & MARY K. OF SECTION 27 THE SAME BEING A POINT ON THE N ROW LINE OF U.S. HWY 277 & 62 & BEING THE SW/C OF THIS TRACT, TH N AT AN ANGLE OF 90 DEG. 14' FOR A DIST 435.6' TH E AT AN ANGLE OF 89 DEG. 45' FOR A DIST 100'. TH S AT AN ANGLE OF 90 DEG. 14' FOR DIST OF 435.6' TO A POINT ON THE N ROW LINE OF U.S. HWY 277 & 62. TH W ALONG SAID R/O/W LINE AT AN ANGLE OF 89 DEG. 46' FOR A DIST. OF 100' TO POB.	1.00	707 E CHOCTAW	93,587	10,294	1,070
14	0000-27-07N-07W-1-014-00	27-07-07-00600 TR IN SW/4 NE/4 BEG 480' N & 386.5' E OF CENTERLINE SEC 27, SAME BEING N RW LINE U.S. HWYS 277 & 62, BEING SW/C THIS TR. TH N 90 DEG 14 MIN, 435.6' E 89 DEG 46 MIN 100', S 90 DEG 14 MIN 435.6' TO POINT ON N RW LINE H WYS 277 & 62, TH W ALONG R/W 89 DEG 45 MIN, 100' TO BEG.	0.98	N/A	149,664	16,133	1,678
15	0000-27-07N-07W-1-025-00	27-07-07-01100 BG 480' N & 485.5' E OF CENTER SEC 27 (BEING ON N R/O/W HWY 277 & BEING SW/C THIS TR) N 90 DEG 14 MIN 435.6' TH E 89 DEG 46 MIN, 100' TH S 90 DEG 14 MIN, 435.6' TO HWY TH ALONG HWY W 89 DEG 46 MIN 100' TO BEG.	1.00	N/A	5,980	658	68
16	0000-27-07N-07W-1-018-00	27-07-07-00800 BG 2170' S & 1335' E OF NW/4 NE/4 TH W 333.2' N 1336' TO PT ON E R/O/W OF RR TH IN SELY DIR ALONG EASTERLY R/O/W TO PT OF BG. & LYING INSIDE CITY LIMITS (5 AC)	5.00	907 E CHOCTAW	43,036	4,794	492
17	0000-27-07N-07W-1-024-00	27-07-07-01050 BEG 2170' S & 1335' E OF NW/4 NE/4, BEING A PT AT INTERSECTION OF N R/O/W LINE OF HWY 62 & 277 & THE E R/O/W LINE OF Y.T. & S.F. RR NOW ABANDONED, TH N 339.9' TH ON A 3 DEG CURVE TO THE LEFT HAVING A RADIUS OF 1 960'.1', 321' TH E 359.2' TH S 660' W 330' TO BEG. QCD 6/30/98	5.00	N/A	43,452	4,780	497
18	0000-27-07N-07W-1-008-00	27-07-07-00300 ALL THAT PART OF THE SE/4 NE/4 BG 2170'S & 1845'E OF NW/C NE/4 TH E 150' N 660' W 330' S 475' E 108' S 185' TO BEG.	4.25	1103 E CHOCTAW	376,293	41,393	4,304
19	0000-27-07N-07W-1-023-00	27-07-07-01000 BEG 2170' S & 1685' E OF NW/C NE/4 TH EASTERLY ALONG N LINE OF HWY, 180' N 185' NORTHWESTERLY PARALLEL TO HWY, 180' S 185' TO BEG.	0.75		124,832	13,732	1,428
20	0000-27-07N-07W-1-006-00	27-07-07-00200 BEG AT POINT ON PRESENT N R/O/W HWY #62, 660' E OF E LINE OF RR & 482.4' N OF S LINE OF E/2 SE/4 NE/4 TH N 660' E 215' S 660' TO POINT ON PRESENT N R/O/W TH NW/4 ON CURVE TO LEFT HAVING RADIUS OF 2914.9' 10.2' TH N 8 9 DEG 47 MIN W ALONG R/O/W 204.8' TO BEG.	3.26	Tax Exempt	-	-	-
21	0000-27-07N-07W-1-027-00	27-07-07-01200 TR BG 125.3' W & 466.2' N OF SE/C SE/4 NE/4, SAID POINT BEING ON N R/O/W LINE US HWY 62, N 00 DEG. 21'E 445', N 39 DEG. 10'E 240' TH E & PARALLEL TO N LINE SE/4 NE/4 457.45' TH S & PARALLEL TO W LINE SE/4 NE/4 590.89' TO N R/O/W LINE U.S. HWY 62, TH SELY ALONG N R/O/W LINE U.S. HWY 62 305.8' TO POB.	4.60		48,628	5,350	556
22	0000-27-07N-07W-1-026-00	27-07-07-01150 BG 465.4' N OF SE/C SE/4 NE/4 TH N 194.6' N 12 DEG 00 MIN W 100' N 35 DEG 00 MIN W, 170' TH S 00 DEG 21 MIN W, 445' TH S 82 DEG 27 MIN E ALONG R/W, 126.3' TO BEG.	0.94	1301 S Chodaw	155,373	17,091	1,777
23	0000-26-07N-07W-2-011-00	26-07-07-01400 TR BG 465.4' N OF SW/C SW/4 NW/4 SEC 26, ON N R/W LINE U.S. HWY #62, S 82 DEG 27 MIN E, 179.6' TH N 4 DEG 03 MIN W, 218.2' TH W 194.2' S 194.6' TO BEG.	0.89		32,301	3,553	369
24	0000-26-07N-07W-2-009-00	26-07-07-01250 TR BG 178' E & 442' N OF SW/C SW/4 NW/4 TH S 82 DEG 27 MIN E ALONG R/W LINE 208.7' TH N 4 DEG 03 MIN E, 208.7' TH N 82 DEG 27 MIN W, 208.7' TH S 4 DEG 03 MIN W 208.7' TO BEG.	1.00	1305 W Chodaw	520,404	57,244	5,953
25	0000-26-07N-07W-2-012-00	26-07-07-01450 TR IN SW/4 NW/4 BEG 660' N & 194.2' E OF SW/C SW/4 NW/4 TH E 812.3' S 330' TO N R/W U.S. HWY #62, N 82 DEG 27 MIN W, 618' N 4 DEG 03 MIN E, 208.7' N 82 DEG 27 MIN W, 208.7' N 4 DEG 03 MIN E, 9.5' TO BEG.	4.16		6,587	725	75

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	103.99 mills Estimated 2023 Taxes
26	0000-26-07N-07W-2-008-00	26-07-07-07-01200 TR BEG 660' N & 106.3' E OF SW/4 SW/4 NW/4 SEC. 26 TH S 330' TO N R/O/W U.S. #62 TH S 82 DEG 27 MIN, E 320' TH N 372.1' TH W 317.2' TO BEG.	2.56	TEAGUE, NANCY & GARY	538	59	6
27	0000-26-07N-07W-2-007-00	26-07-07-07-01300 BG NE/4 SW/4 NW/4 TH S 424'-NWLY ALONG MIDDLE LINE OF HWY 320' TH N TO CENTER LINE OF WASHITA RIVER, E ALONG N BOUNDARY LINE OF SE/4 SW/4 NW/4, BEING 1 ACRE	1.00	GB ENERGY, INC	394	43	4
28	0000-26-07N-07W-2-005-00	26-07-07-01050 NE/4 SW/4 NW/4 & E/2 NW/4 N OF HWY & W/2 NE/4 & W/2 SE/4 NE/4 & SW/4 NE/4 NE/4 SE/4 & N/2 SE/4 SE/4, W OF RIVER LESS 30 AC TURNPIKE & LESS 1.57 AC TO HWY & LYING INSIDE CITY LIMITS	22.00	1527 E State Highway 62	51,737	5,691	592
29	0000-26-07N-07W-2-004-00	26-07-07-01055 NE/4 SW/4 NW/4 & E/2 NW/4 N OF HWY & W/2 NE/4 & W/2 SE/4 NE/4 & SW/4 NE/4 NE/4 SE/4 & N/2 SE/4 SE/4 W OF RIVER LESS 30 AC TRNPK & LESS 1.57 AC TO HWY & LYING INSIDE CITY LIMITS	139.63		53,461	5,881	612
30	0000-26-07N-07W-2-010-00	26-07-07-01350 BG 265' N OF SW/4 SW/4 SE/4 NW/4 TH 220' SELY TO BEG TH SE 250' TH N 90 DEG LEFT, 120' TH 90 DEG LEFT IN NW DIRECTION, 250' TH 90 DEG TO LEFT, 120' TO BEG.	0.69	LOWE, ROBERT F., JR. & ELIZABETH	16,438	1,808	188
31	0000-26-07N-07W-3-003-00	26-07-07-01100 E 228.9' OF SW/4 NW/4 & SE/4 NW/4 & E 228.9' OF NW/4 SW/4 & E 228.9' OF N/2 SW/4 SW/4 & NW/4 SE/4 & NE/4 SW/4 & SE/4 SW/4 & NW/4 SE/4 & NE/4 ALL LYING S OF US 62 HWY & N OF COUNTY ROAD & LESS BAILEY T URNPIKE & LESS 9.48 AC TO OKLA. TURNPIKE AUTH. & LYING INSIDE CITY LIMITS-LESS BEG. AT A POINT 1282.33' N 89 DEG, 58'19"E OF NW/4 SW/4 SAID POINT BEING ON THE N LINE SW/4 TH N 00 DEG, 16'25" E 100.64', N 20 DEG, 05'54" E 77.89 TO S R/O/W LINE OF HWY 62, TH S 82 DEG, 26'37"E ON S R/O/W LINE 220.26', S 7 DEG, 33'23"W R/O/W A DIST. 75', S 82 DEG, 26'37"E ON S R/O/W LINE 172.09', S 7 DEG, 33'23"W, 164.03', N 85 DEG 54'48"W, 386.16', N 00 DEG 16'25"E 87.25' TO POB. & LESS A TR. BEG. AT A POINT BEING ON N LINE OF SAID SW/4 TH N 00 DEG, 03'35"E 201.78' TO S R/O/W LINE HWY 62, TH S 82 DEG, 26'37"E ON S R/O/W 212.19', S 20 DEG, 05'54"W 77.89', S 00 DEG, 16'25"W 187.89', S 85 DEG 48'E 386.16', S 7 DEG, 33'23"W 365.2', N 89 DEG, 56'25"W 520.55', N 00 DEG 03'35"E 476.16' TO POB. SEE FILE	33.05	LOWE, ROBERT FERRALL JR.	17,766	1,954	203
32	0000-26-07N-07W-3-006-00	26-07N-07W BEG. AT A POINT 1099.01' N 89 DEG, 58'19"E OF NW/4 SW/4 SAID POINT BEING ON N LINE SAID SW/4 TH N 00 DEG, 03'35"E 201.78' TO S R/O/W LINE OF HWY 62, TH S 82 DEG, 26'37"E ON SAID R/O/W LINE A DIST 212.19' S 20 DEG, 05'54" W 77.89' S 00 DEG, 16'25" W 187.89' S 85 DEG, 54'48"E 386.16' S 7 DEG, 33'23"W 365.2', N 89 DEG, 56'25"W 520.55' N 00 DEG, 03'35"E 476.16' TO POB.	5.95	LOWE, ROBERT F., JR. & ELIZABETH	284,141	31,256	3,250
33	0000-26-07N-07W-3-007-00	26-07N-07W BEG. AT A POINT 1282.33' N 89 DEG, 58'19"E OF NW/4 OF SW/4 SAID POINT BEING ON THE N LINE OF 00 DEG, 16'25" E 100.64', N 20 DEG 05'54" E 77.89' TO S R/O/W LINE OF HWY 62, TH S 82 DEG, 26'37"E ON SAID S R/O/W LINE A DIST. OF 220.26', S 7 DEG, 33'23"W ON SAID R/O/W WAY 75', TH S 82 DEG, 26'37"E ON SAID R/O/W ON SAID R/O/W LINE 172.09', S 7 DEG, 33'23"W 164.03', N 85 DEG, 54'48" W 386.16', N 00 DEG, 16'25" E 87.25' TO POB.	2.00	BOB LOWE FARM MACHINERY, INC.	79,384	8,732	908
34	0000-26-07N-07W-3-005-00	26-07-07-01150 W 1097' OF SW/4 NW/4 LYING S OF US HWY 62 & W 1097' OF NW/4 SW/4 & W 1097' OF N/2 SW/4 SW/4 LYING N OF CN LINE OF CO. ROAD	48.77	LOWE, ROBERT F. JR. AKA ROBERT FERRAL LOWE JR.	25,473	2,802	291
35	0000-27-07N-07W-1-007-00	27-07-07-00250 W 1305.7' OF SE/4 NE/4 & NE/4 SE/4 LYING S OF U.S. HWY 62 & W 1305.7' OF N/2 SE/4 SE/4, LYING N OF CENTER LINE OF COUNTY RD.	59.10	LOWE, ROBERT F. JR AKA LOWE, ROBERT FERRAL JR.	31,848	3,503	364
36	0000-26-07N-07W-3-004-00	26-07-07-01655 SEE SEC 35-7-7-100 FOR DESC & LYING INSIDE CITY LIMITS	34.00	OKLAHOMA A & M COLLEGE	Tax Exempt	-	-
37	0000-27-07N-07W-4-006-00	27-07-07-01650 SEE FILE 35-7-7-100 FOR DESC.	21.52	OKLAHOMA A & M COLLEGE	Tax Exempt	-	-

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills
2023 Assessed Value
Estimated 2023 Taxes

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes	
47	0000-27-07N-07W-4-004-00	27-07-07-01550 SW/4 SE/4 LESS A TRACT BEG 1319.28' N 89DEG 4803"E & 859.64' N 00DEG 0609"E SW/C SW/4 SE/4 TH N 89DEG 5642"W 466.73'; TH N 00DEG 0609"E 466.70'; TH S 89DEG 5642"E 466.73'; TH S 00DEG 0609"W 466.70' TO POB LESS- A TRACT COMM AT THE SW/C SE/4 N 89S4803"E 1319.28'; N00S0609"E 459.64' TO POB; TH N89S5642"W 435.60'; TH N00S0609"E 400'; TH S89S5642"E 435.60'; S00S0609"W 400' TO POB LESS- A TRACT COMM AT THE SW/C SW/4 SE/4 SECT 27 TH N 00 04 31"E 50', TH N89 4803"E 264.65' TO THE POB; TH N00 0541"E 296.28', TH S 89 5154"E360', TH N00 0622"E 145.34', TH N 89 5351"W 624.83'; TH N 00 04 31"E 352.35', S 89 5529"E 79.68', TH N 00 0000"E 427.06'; TH S 89 5624"E 543.45', TH SOUTHEASTERLY ALONG A CUREVE T O THE RIGHT HAVING A RADIUS OF 170' (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S 44 5508"E 240.51') FOR AN ARC DISTACNE OF 267.16'; TH S 00 0609"W 240.02', TH SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230' (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S 11 1628"E 90.74')FOR AN ARC DISTACNE 91.34' TO REVERSE CURVATURE; TH SOUTHERLY ALONG A CURVE TO THE RIGHT SEE FILE FOR REST	Chickasha Municipal Authority	9.12		Tax Exempt	-	-
48	0000-27-07N-07W-4-002-00	27-07-07-01450 TR BG SE/C NW/4 SE/4 TH N 611' W 200' N 218' W 150' N 435.4' W 900' N 435' TO S R/O W HWY TH W ALG R/O W 85' S 1310' 85' S 390' E 1250' TO BG.	CHICKASHA ANTIQUE CAR CLUB INC	35.00		Tax Exempt	-	-
49	0000-27-07N-07W-4-001-00	27-07-07-01400 TR BG 621' N OF SE/C NW/4 SE/4 TH N 435.6' W 200' S 435.6' E 200' TO BEG.	M-I L.L.C.	2.00	110 Grand	1,049,602	115,456	12,006
50	0000-27-07N-07W-1-022-00	27-07-07-00950 TR IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 1056.6' N OF SE/C NW/4 SE/4 TH N 653.4' TH W 110' S 200' W 90' S 453.4' E 200' TO BEG.	% RYAN, LLC DOUGHTY, NORMA SUE	2.60	912 E Choctaw	147,372	16,211	1,686
51	0000-27-07N-07W-4-003-00	27-07-07-01500 BG 200' W & 1710' N OF SE/C NW/4 SE/4 TH E 90' S 200' W 90' N 200' TO POB.	JOHNS, CW & JANNA C.	0.40	910 E Choctaw	49,305	5,094	530
52	0000-27-07N-07W-1-021-00	27-07-07-00900 BG 200' W OF PT OF INTERS OF S LINE OF R/O W U.S. HWY 62 & 277 WITH E LINE SE/4 SW/4 NE/4 TH S 871' W 150' N 871' TO S LINE OF R/O W TH E 150' TO BEG	DOUGHTY, JIMMY FLOYD	3.00	904 E Choctaw	55,399	6,094	634
53	0000-27-07N-07W-1-010-00	27-07-07-00400 BG 450' W & 17.58' S OF INTERS. OF S R/W LINE U.S. HWY 62 & E SIDE SE/4 SW/4 NE/4 TH S 128.02' S 89 DEG 47 MIN E, 100' N 135.02' TH ON CURVE WESTERLY HAVING RADIUS OF 5879.58' 100.23' TO BEG	GARY GRISHAM	0.33		35,226	3,875	403
54	0000-27-07N-07W-1-020-00	27-07-07-00850 TR OF LAND IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 450' W OF POINT OF INTERSECTION OF S LINE R/W HWY 62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E PARALLEL WITH S R/W LINE HWY 100' TH S 290' N 89 DEG 47 MIN W, 100' TH N 290' TO BEG.	GRISHAM, GARY & DOROTHY REV TRUST	0.67		2,559	281	29
55	0000-27-07N-07W-1-017-00	27-07-07-00750 BEG 600' W OF CENTER LINE OF S LINE OF R/O W HWY #62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E 150' TH S 435.6' N 89 DEG 47 MIN W, 150' TH N 435.6' TO BEG.	GERLACH, JAMES MATTHEW & DENISE	1.50	820 E Choctaw	84,270	9,270	964
56	0000-27-07N-07W-1-015-00	27-07-07-00650 BG 700' W OF INTERS. & S R/O W OF HWY #62 WITH E LINE OF SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN, E ALONG S R/O W HWY #62 WITH E LINE OF SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E ALONG S R/O W HWY #62. 100' TH S 435.6' TH N 89 DEG 47 MIN W, 100' TH N 435.6' TO BG (A TR 100' E & W OF HWY, 435.6' N & S)	BCP, L.L.C.	1.00	810 E Choctaw	43,266	4,760	495
57	0000-27-07N-07W-1-028-00	27-07-07-01350 TR OUT OF SW/4 NE/4 NW/4 SE/4 BEG 190' W OF POINT OF S INTERSECTION OF S LINE OF HWY #62 & E LINE OF SW/4 SW/4 NE/4 OF SECTION 27 TH S 89 DEG 47 MIN E ALONG SAID S R/O W LINE & HWY #62. 150', TH S 435.6' TH N 89 D EG 47 MIN W, 150' TH N 435.6' TO BEG.	STARTIZ, STEVE	1.50	802 E Choctaw	84,349	9,278	965
58	0000-27-07N-07W-1-016-00	27-07-07-00700 TR IN SW/4 SW/4 NE/4 & NW/4 NW/4 SE/4 BEG 290' W OF INTERSECTION OF S LINE HWY #62 & E LINE OF SW/4 SW/4 NE/4 TH S 89 DEG 47 MIN E 100' TH S 435.6' N 89 DEG 47 MIN W, 100' N 435.6' TO BEG	STARTIZ, STEPHEN LEWIS	1.00	718 E Choctaw	22,991	2,529	263

INCREMENT DISTRICT AREA "B"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

103.99 mills

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2023 Market Value	2023 Assessed Value	Estimated 2023 Taxes
59	0000-27-07N-07W-1-011-00	27-07-07-00450 BG 590' W OF INTERS. S LINE HWY 62 & E LINE OF SW/4 SW/4 NE/4 TH S 89 DEG 47' MIN E ALONG HWY 62 300' TH S 435.6' N 89 DEG 47' MIN W, 300' TH N 435.6' TO BEG.	3.00	STEPHENS, MONA W. LIVING TRUST	8,544	940	98
60	0000-27-07N-07W-3-001-00	27-07-07-03800 BEG SE/C NE/4 SW/4 TH N 390' W 667' S 390' E 667' BOARD OF COUNTY COMMISSIONERS TO BEG.	5.98	Tax Exempt	-	-	-
61	0000-27-07N-07W-3-004-00	27-07-07-04100 TR BEG 667' W OF SE/C NE/4 SW/4 TH W 498' TO E LINE OF CRI&P RR NW/4 ALONG E LINE RR TO S LINE GRADY CO FAIRGROUNDS 410' M/L E ALONG S LINE FAIRGROUNDS 623' TO A PT 390' DUE N OF POB TH S 390' TO BEG.	5.01	Tax Exempt	-	-	-
62	C071-00-00A-000-0-000-00	34-07-07-03950 ALL BLOCK A BOOKERS 2ND ADDN	1.89	Chickasha Municipal Authority	-	-	-
63	0000-35-07N-07W-2-003-00	35-07-07-00250 SW/4 NW/4 LESS 3.6 AC OUT OF SW/C LESS 5.82 AC TURNPIKE RUTH KING-1/3 INTEREST ETAL-2/3 INTEREST	30.58	LOUIS, NATALIE M.	16,077	1,768	184
TOTALS:				749.24	6,037,143	656,888	68,306

	NAV	TIF %
Chickasha Schools	131,021,784	
TIF A	3,386,703	2.585%
TIF B	656,888	0.501%
	NAV	TIF %
City of Chickasha	112,377,341	
TIF A	3,386,703	3.014%
TIF B	656,888	0.585%
	Acreage	TIF %
City of Chickasha	14,383.00	
TIF A	90.31	0.628%
TIF B	749.24	5.209%

EXHIBIT “E”**PROPOSED DEVELOPMENT IN THE PROJECT AREA
AND INCREMENT DISTRICTS**

This Gateway to Chickasha Economic Development Project Plan describes an economic development project of the City of Chickasha, Oklahoma, that brings a transformative commercial development to the undeveloped area located along U.S. Highway 62 corridor from the H.E. Bailey Turnpike leading to enhanced development within downtown Chickasha. The purpose of the Increment Districts (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment.

There are two primary development components of the Project. The first component is redevelopment investment in downtown Chickasha. The City has identified potential development interests (i.e., the Developers) that propose various redevelopment projects within downtown Chickasha, including but not limited to mixed-use commercial, retail, and residential projects, hotel, restaurants, and other attractions, that would establish Chickasha as a destination community (i.e., the Downtown Chickasha Project). The secondary component of the Project is the development of property east of downtown Chickasha, along the U.S. Highway 62 corridor extending to the H.E. Bailey Turnpike interchange, creating a destination retail development serving the citizen of Chickasha and surrounding communities alike (i.e., the Highway 62 Corridor Project).

The City has for a number of years attempted to develop these areas without success. The development areas require significant public infrastructure improvements to support the scale of the proposed development. The City has previously included portions of the development area in a tax increment district, however, the infrastructure needs far outpace the capacity of the existing tax increment district to support the proposed development, and as such, the creation of one or more new tax increment districts comprising the proposed development areas is critical to the successful implementation of the proposed Project.

The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment Districts is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$581.6 million in costs associated with the infrastructure improvements and economic incentives (i.e., the TIF Projects). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment Districts (i.e., the Infrastructure Costs) are estimated to be \$551.6 million. Certain economic incentives (i.e., the Incentive Costs) are proposed in the estimated amount of \$30 million in support of the Project. The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs represent the Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

The following specific Infrastructure Costs have been identified by the City as necessary to support the full development of the Project. Many of the Infrastructure Costs will support development within more than one of the Increment Districts, and as such, any of the Infrastructure Costs shall be deemed to be authorized Project Costs of any and all of the Increment Districts. The authorized amounts shown represent cost estimates derived from multiple planning and engineering studies conducted by or on behalf of the City over the last approximately ten to twelve years, annualized to estimated 2024 costs.

- A. **Water System Improvements:** Installation and extension of the City's water distribution system within the Project Area to serve the various project features within the Downtown Chickasha Project and the Highway 62 Corridor Project. Project costs under this category include assistance in the financing of the actual material and labor costs associated with the acquisition of land and the installation, relocation, reconstruction and/or removal of new or existing water lines, and distribution structures and fixtures, similar public improvements, related common utility or service facilities, related landscaping; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$153,900,000**

- B. **Sanitary Sewer Improvements:** Relocation or modification of one or more sanitary sewer lines, lift stations, and wastewater treatment plant facilities within the Project Area. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sanitary sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$141,400,000**

- C. **Storm Water Drainage Improvements:** Installation of improved facilities for storm water drainage throughout the Project Area. These improvements may include the reconstruction, relocation, or modification of one or more stormwater drainage lines, pipes, drains, ditches, gullies, catch basins, manholes or other stormwater facilities. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including curbing, sidewalks and any similar public improvements, common utility or service facilities; landscaping, parking and water detention/retention

systems; retaining walls;; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal.

\$33,300,000

- D. **Street and Bridge Improvements:** Installation of street and road infrastructure within the Project Area to accommodate the heavy traffic flows generated by this project. Project costs under this category may include assistance in the financing of the costs of these street and roadway improvements. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets within the Project Area and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal

\$131,100,000

- E. **Contingency:** Approximately twenty percent (20%) contingency to reflect probable inflationary costs for the above listed projects over the next decade.

\$91,900,000

The Incentive Costs are estimated to be \$30 million and will be used for the purpose of providing assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) necessary to accomplish the Project. Said assistance in development financing will be approved by the City Council pursuant to an economic development agreement with the prospective development that sets forth appropriate performance requirements to qualify for the incentive(s). Certain of the Infrastructure Costs may also be accomplished through the use of assistance in development financing.

Additional amounts will be financed by the apportionment of tax increments from the Increment Districts including the Organizational Costs and the Debt Service Costs, all related to Project Costs in excess of the amounts specifically identified as Incentive Costs and City Infrastructure Project Costs. The Organizational Costs associated with the initial creation and implementation of the Increment Districts are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year for each Increment District. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be not in excess of approximately \$780.6 million.

The total estimate of Infrastructure Costs and Incentive Costs that may be made available for improvements and assistance in development financing from apportioned tax revenues shall be \$581.6 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project

Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$781.25 million. The estimated combined total of all Project Costs is \$1,362,850,000.

The estimated \$91.83 million capital investment (\$73.46 million in net taxable value) and \$1.346 billion in total taxable sales over the term of the Increment Districts is based on the following preliminary assumptions:

- Downtown Chickasha Project (Increment District “A”)
 - Approximately 179,030 square foot of retail, restaurant and service industry space, with an estimated \$20,530,000 project investment (\$16.42 million taxable value) and \$36,065,000 in annual retail sales (average of \$201/sf.)
 - Approximately 205,500 square foot of office space, with an estimated \$23,250,000 project investment (\$18.6 million taxable value)
 - Approximate 75 units of hotel space with an estimated \$20,000,000 project investment (\$16 million taxable value), and average occupancy rates of \$170 per night, with a 50% occupancy factor, generating \$2,326,875 in annual taxable sales.
 - Multifamily housing, with an estimated \$3,100,000 project investment (\$2.48 million taxable value)
 - Taxable value is estimated at 80% of project investment
- Highway 62 Corridor Project (Increment District “B”)
 - Approximately 200,000 square foot of retail and service industry space, with an estimated \$20,000,000 project investment (\$16 million taxable value) and \$40,000,000 in annual retail sales (average of \$200/sf.)
 - Approximately 41,500 square foot of office space, with an estimated \$4,150,000 project investment (\$3.32 million taxable value)
 - Taxable value is estimated at 80% of project investment

Please see Exhibit “F” for a Preliminary Site Development Plans for certain development projects proposed as part of the Downtown Chickasha Project.

EXHIBIT “F”

PRELIMINARY SITE DEVELOPMENT PLANS*

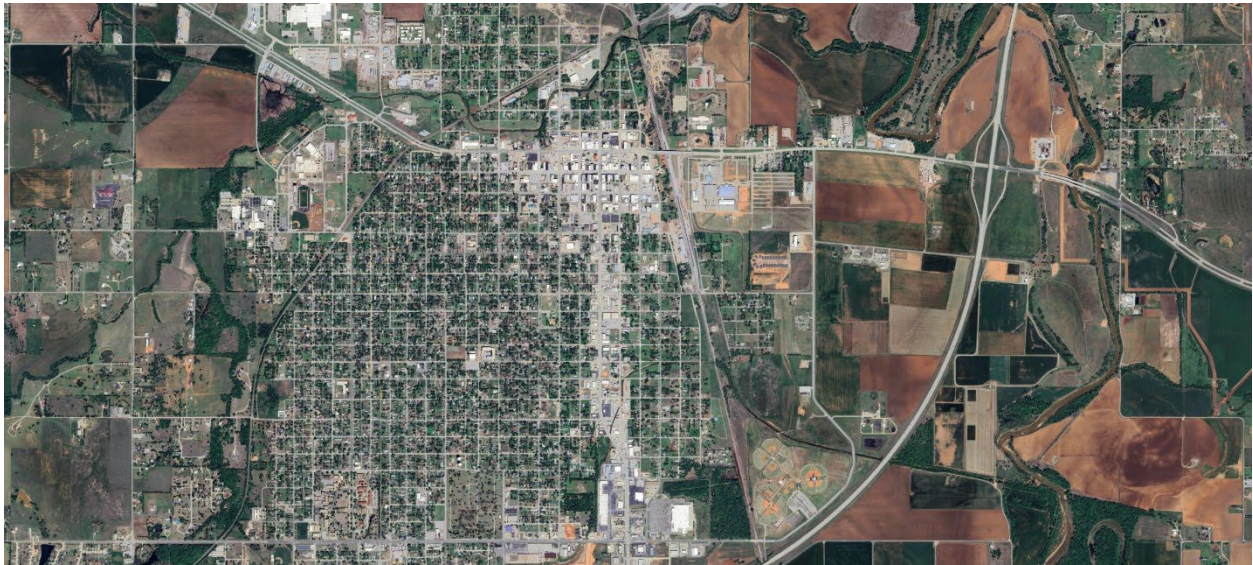
DOWNTOWN CHICKASHA PROJECT

* See following pages for Preliminary Conceptual Layout, which is subject to change.

EXHIBIT “G”

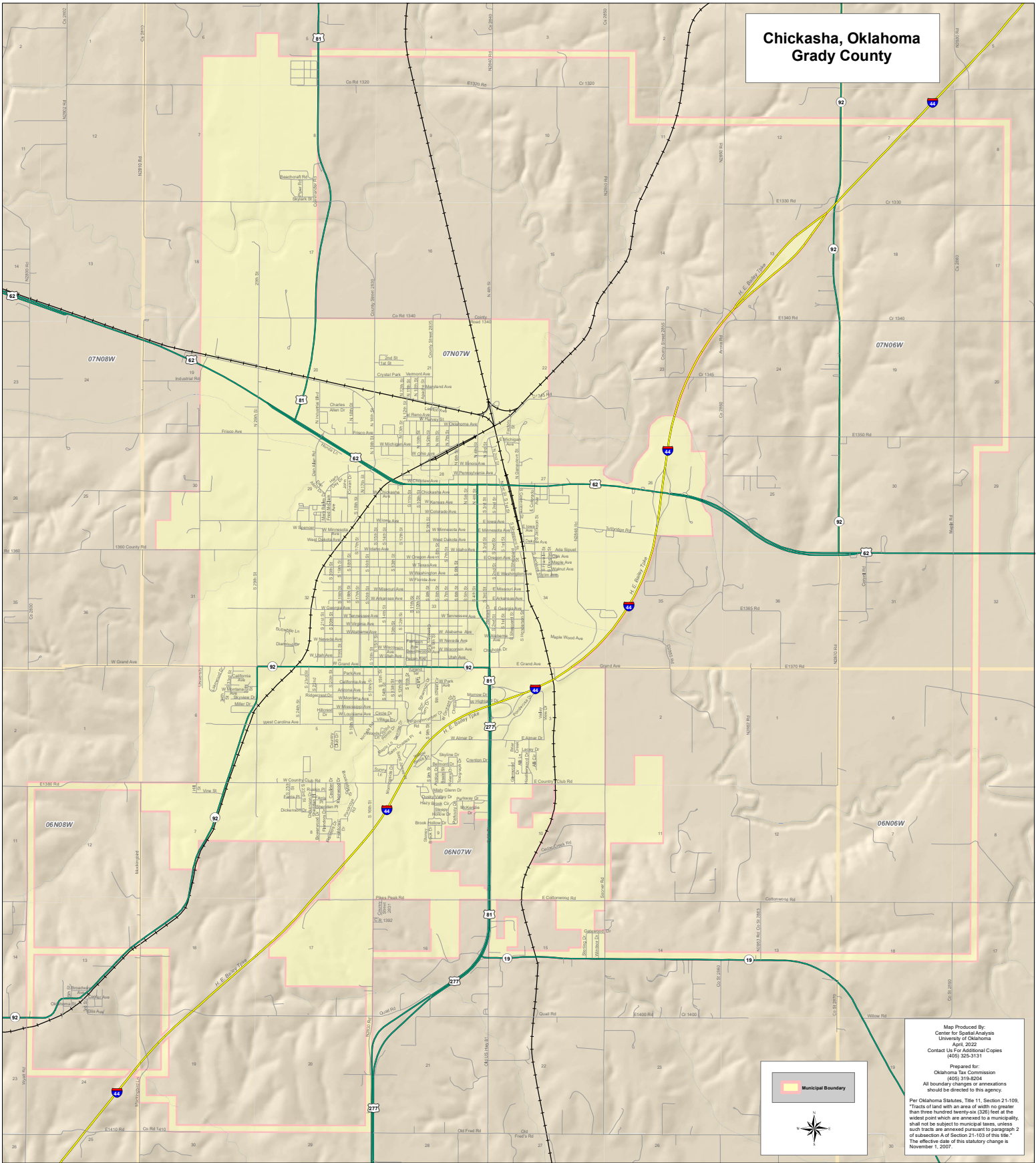
EXISTING USES AND CONDITIONS OF REAL PROPERTY

Aerial view of Increment District areas:



The following pages include a municipal boundary map showing the corporate limits of the City, and the most recent city-wide zoning map.

Chickasha, Oklahoma
Grady County



Map Produced By:
Center for Spatial Analysis
University of Oklahoma
April, 2022
Contact Us For Additional Copies
(405) 325-3131

Prepared for:
Oklahoma Tax Commission
(405) 319-8294
All boundary changes or annexations
should be directed to this agency.

Per Oklahoma Statutes, Title 11, Section 21-109,
"Tracts of land with an area of width no greater
than three hundred twenty-five (225) feet at the
widest point which are annexed to a municipality,
shall not be subject to municipal taxes, unless
such tracts are annexed pursuant to paragraph 2
of subsection A of Section 21-103 of this title."
The effective date of this statutory change is
November 1, 2007.



NOTICE OF PUBLIC HEARINGS

REGARDING THE ADOPTION OF TAX INCREMENT DISTRICTS: INCREMENT DISTRICT “A”, CITY OF CHICKASHA INCREMENT DISTRICT “B”, CITY OF CHICKASHA

CHICKASHA RIVER ENTERTAINMENT DISTRICT ECONOMIC DEVELOPMENT PROJECT IN CHICKASHA, OKLAHOMA

6:30 PM MONDAY, AUGUST 5, 2024

6:30 PM MONDAY, AUGUST 5, 2024

TO ALL INTERESTED INDIVIDUALS:

The City of Chickasha, Oklahoma (the “City”) invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, August 5, 2024, at 6:30 P.M. (during the regularly scheduled meeting of the Chickasha City Council), and Monday, August 19, 2024, at 6:30 P.M. (during the regularly scheduled meeting of the Chickasha City Council), both hearings to be held in the Council Chambers located at Chickasha City Hall, 117 N. 4th Street, Chickasha, Oklahoma 73018.

The purpose of the first hearing shall be for information and questions, and the second hearing shall be for persons to have an opportunity to be heard concerning the proposed creation of two Increment Districts within the City of Chickasha (referred to herein as “Increment District A” and “Increment District B”, and collectively as the “Increment Districts”) on the following described tracts, and the Gateway to Chickasha Economic Development Project Plan (the “Project Plan”).

Increment District “A”

The boundaries of Increment District “A” contain an area generally described as the downtown area of Chickasha, an area bordered on the north by Pennsylvania Avenue, on the east by the Union Pacific railway, on the south by Iowa Avenue, and on the west by 6th Street.

Tract	Parcel ID	Shorthand Legal Description
1	C001-00-032-001-0-000-00	28-07-07-21700 LOTS 1 & 2 BLK 32 CHICKASHA-OT
2	C001-00-032-004-0-000-00	28-07-07-21800 ALL LOTS 4 THRU 10 BLK 32 CHICKASHA-OT
3	C001-00-032-011-0-000-00	28-07-07-21900 W 100'OF LOTS 11-12-13-14 BLK 32 CHICKASHA-OT
4	C001-00-032-003-0-000-00	28-07-07-21750 ALL LOT 3 BLK 32 CHICKASHA-OT
5	C001-00-032-011-0-001-00	28-07-07-21950 E 65' OF LOTS 11-12-13-14 BLK 32 CHICKASHA-OT
6	C668-00-032-001-0-000-00	28-07-07-22000 ALL LOTS 1 THRU 6 BLK 32 STEWART'S SUB-DIV
7	C001-00-032-021-0-000-00	28-07-07-22050 ALL LOTS 21-22-23-24-25 BLK 32 CHICKASHA-OT
8	C001-00-032-026-0-000-00	28-07-07-22100 ALL LOT 26 BLK 32 CHICKASHA-OT
9	C001-00-031-012-0-000-00	28-07-07-21150 ALL LOTS 12-13-14 BLK 31 CHICKASHA-OT
10	C001-00-031-010-0-000-00	28-07-07-21100 ALL LOTS 10-11 BLK 31 CHICKASHA-OT
11	C001-00-031-006-0-000-00	28-07-07-21050 ALL LOTS 6-7-8-9 BLK 31 CHICKASHA-OT
12	C001-00-031-001-0-000-00	28-07-07-21000 ALL LOTS 1-2-3-4-5 BLK 31 CHICKASHA-OT
13	C001-00-031-015-0-000-00	28-07-07-21200 ALL LOT 15 BLK 31 CHICKASHA-OT
14	C001-00-031-016-0-000-00	28-07-07-21250 ALL LOT 16 BLK 31 CHICKASHA-OT SHOOT THE MOON & APARTMENT ON SAME LOT/APARTMENT ADDRESS IS 424 W. CHOCTAW
15	C001-00-031-017-0-000-00	28-07-07-21300 ALL LOTS 17-18 BLK 31 CHICKASHA-OT
16	C001-00-031-019-0-000-00	28-07-07-21350 ALL LOTS 19-20 BLK 31 CHICKASHA-OT
17	C001-00-031-021-0-000-00	28-07-07-21400 ALL LOTS 21-22 BLK 31 CHICKASHA-OT
18	C001-00-031-023-0-000-00	28-07-07-21450 ALL LOT 23 BLK 31 CHICKASHA-OT

19	C001-00-031-024-0-000-00	28-07-07-21500 ALL LOT 24 BLK 31 CHICKASHA-OT
20	C001-00-031-025-0-000-00	28-07-07-21550 ALL LOTS 25-26 BLK 31 CHICKASHA-OT
21	C001-00-031-027-0-001-00	28-07-07-21650 S 120'7" OF LOTS 27-28 BLK 31 CHICKASHA-OT
22	C001-00-031-027-0-000-00	28-07-07-21600 N 44'5" OF LOTS 27-28 BLK 31 CHICKASHA-OT
23	C001-00-030-012-0-003-00	28-07-07-20550 N 38' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT
24	C001-00-030-012-0-002-00	28-07-07-20500 S 46' OF N 84' OF LOTS 12- 13-14 BLK 30 CHICKASHA-OT
25	C001-00-030-012-0-001-00	28-07-07-20450 N 41' OF S 81' OF LOTS 12- 13-14 BLK 30 CHICKASHA-OT
26	C001-00-030-012-0-000-00	28-07-07-20400 S 40' OF LOTS 12-13-14 BLK 30 CHICKASHA-OT
27	C001-00-030-008-0-000-00	28-07-07-20350 ALL LOTS 8-9-10-11 BLK 30 CHICKASHA-OT
28	C001-00-030-001-0-000-00	28-07-07-20300 ALL LOTS 1 THRU 7 BLK 30 CHICKASHA-OT
29	C001-00-030-015-0-000-00	28-07-07-20600 ALL LOTS 15-22 BLK 30 CHICKASHA-OT
30	C106-00-030-008-0-000-00	28-07-07-20950 ALL LOTS 8-9 BLK 30 BURTSCHI SUB-DIV
31	C106-00-030-006-0-000-00	28-07-07-20900 ALL LOT 6-7 BLK 30 BURTSCHI SUB-DIV
32	C106-00-030-005-0-000-00	28-07-07 LOT 5 BLOCK 30 BUTSCHI'S SUB-DIVISION
33	C106-00-030-004-0-000-00	28-07-07-20800 ALL LOT 4 BLK 30 BURTSCHI SUB-DIV
34	C106-00-030-002-0-000-00	28-07-07-20700 ALL LOT 2 & 3 BLK 30 BURTSCHI SUB-DIV
35	C106-00-030-001-0-000-00	28-07-07-20650 ALL LOT 1 BLK 30 BURTSCHI SUB-DIV
36	C001-00-029-011-0-000-00	28-07-07-20150 ALL LOTS 11-12-13-14 BLK 29 CHICKASHA-OT
37	C001-00-029-008-0-000-00	27-07-07-05350 ALL LOTS 8-9-10 BLK 29 CHICKASHA-OT
38	C001-00-029-005-0-000-00	27-07-07-05300 ALL LOTS 5-6-7 BLK 29 CHICKASHA-OT
39	C001-00-029-003-0-000-00	27-07-07-05250 ALL LOTS 3-4 BLK 29 CHICKASHA-OT
40	C001-00-029-001-0-000-00	27-07-07-05200 ALL LOTS 1-2 BLK 29 CHICKASHA-OT
41	C001-00-029-015-0-000-00	28-07-07-20200 ALL LOTS 15-16 BLK 29 CHICKASHA-OT
42	C001-00-029-017-0-000-00	28-07-07-20250 ALL LOTS 17-18 BLK 29 CHICKASHA-OT
43	C001-00-029-019-0-000-00	27-07-07-05400 BLK 29 ALL LOTS 19-20 (A/D/A BG SW/C LT 19 TH N 165'TO NW /C LT 19 TH E 50'TO NE/C LT 20 TH S 158' TO PT ON THE PERMANENT N R/O/W LINE OF US HWY #62 TH S 81 DEG 58 MIN 51 SEC W ALG R/O/W FOR 50.64'TO BG
44	C001-00-029-021-0-000-00	27-07-07-05450 ALL LOTS 21 THRU 28 BLK 29 CHICKASHA-OT
45	C001-00-29A-000-0-001-00	27-07-07-05550 ALL OF BLOCK 29-A LESS - THE S 45' CHICKASHA-OT
46	C001-00-29A-000-0-000-00	27-07-07-05500 ALL S OF ROCK ISLAND RR SPUR (S 45') BLK 29A
47	0000-27-07N-07W-3-007-00	27-07-07-04250 BEG 10' FROM THE CENTERLINE OF GRANTOR'S TRACK #25 AS MEASURED AT R ANGLES FROM SAID TRACK AS SAID TRACK IS CURRENTLY LAID OUT & LOCATED IN CITY OF CHICKASHA, SAID PT ALSO BEING LOCATED ON E/LY SIDE OF RR ST AS CURRENTLY LAID OUT AND LOCATED IN CITY OF CHICK. SAID PT ALSO BEING POB TH SE/LY ON E/LY SIDE OF SAID RR ST APPROX 375' M/L TO INTERS WITH A LINE 30' S/LY OF & PARALLEL TO S/LY LINE OF THAT CERTAIN OVERHEAD VIADUCT TH ELY ALG LAST LINE INTERSECTED 250' M/L TO PT 50' WLY OF AS MEASURED AT R ANGLE TO THE CTRLINE OF GRANTOR'S MAIN LINE TRACK AS CURRENTLY LAID OUT AND LOCATED IN CITY OF CHICK. TH NLY ALG A LINE 50' FR & PARALLEL TO SAID MAIN LINE TRACK APPROX. 505' TH WLY & AT R ANGLE TO LAST DESC. LINE 135' M/L TO PT 10' FROM GRANTOR'S TRACK #25 AS MEASURED AT R ANGLES TO SAID TRACK TH SWLY ALG A LINE 10' FROM & ON THE SELY SIDE OF SAID TRACK #25 TO POB CONT. 2.87 ACS M/L ALL IN NW/4 SEC 27-7-7 INDIAN MERIDIAN AS SHOWN ON EXH. A ATTACHED HERETO AND MADE A PT HERE OF SAID EXH IS NEITHER OFFERED AS NOR CLAIMED TO BE A SURVEY BNG SOLELY A REPRES. OF THE PREM
48	C001-00-316-011-0-000-00	27-07-07-14600 LOT 11 BLK 316 CHICKASHA-OT
49	C001-00-316-012-0-000-00	27-07N-07W LOT 12 BLK 316 CHICKASHA-OT
50	C001-00-039-005-0-000-00	28-07-07-25450 LOTS 1 THRU 6 BLK 39 CHICKASHA-OT
51	C001-00-039-007-0-000-00	28-07-07-25500 ALL LOTS 7-8 & N 50'(49'6 ") LOT 9 BLK 39 CHICKASHA-OT
52	C001-00-039-010-0-000-00	28-07-07-25550 N 50' (49'6") LOTS 10-11-12 BLK 39 CHICKASHA OT
53	C001-00-039-009-0-000-00	28-07-07-25600 N 90'9" OF S 115' LOTS 9-10-11-12 BLK 39 CHICKASHA-OT
54	C001-00-039-009-0-001-00	28-07-07-25650 S 24'3" LOTS 9-10-11-12 LESS 15' OFF W SIDE OF LOT 9 FOR ALLEY PURPOSES BLK 39 CHICKASHA-OT
55	C001-00-040-012-0-000-00	28-07-07-26450 N 65' OF LOTS 12-13-14 & N 20' 2 1/2" OF S 100' LOTS 12-13-14 BLK 40 CHICKASHA-OT

56	C001-00-040-012-0-003-00	28-07-07-26600 N 19'9" OF S 59'10" LOTS 12-13-14 & N 19'9" OF S 79'9.5" OF LOTS 12-13/14 BLK 40 CHICKASHA-OT
57	C001-00-040-012-0-002-00	28-07-07-26550 N 19'9 1/2" OF S 40'3" OF LOTS 12-13-14 BLK 40 CHICKASHA-OT
58	C001-00-040-012-0-001-00	28-07-07-26500 S 20'5 1/2" OF LOTS 12-13-14 BLK 40 CHICKASHA-OT
59	C001-00-040-010-0-000-00	28-07-07-26400 ALL LOTS 10-11 BLK 40 CHICKASHA-OT
60	C001-00-040-008-0-000-00	28-07-07-26350 ALL LOTS 8-9 BLK 40 CHICKASHA-OT
61	C001-00-040-007-0-000-00	28-07-07-26300 ALL LOT 7 BLK 40 CHICKASHA-OT
62	C001-00-040-001-0-000-00	28-07-07-26250 ALL LOTS 1 THRU 6 BLK 40 CHICKASHA-OT
63	C575-00-041-001-0-000-00	28-07-07-27500 ALL LOTS 1-2 BLK 41 SAYERS SUB-DIV
64	C575-00-041-003-0-000-00	28-07-07-27550 ALL LOTS 3-4 BLK 41 SAYERS SUB-DIV
65	C575-00-041-005-0-000-00	28-07-07-27600 ALL LOT 5 LESS 6 1/2" BLK 41 SAYERS SUB-DIV
66	C575-00-041-006-0-000-00	28-07-07-27650 S 6 1/2 " LOT 5 & ALL LOTS 6 & 7 BLK 41 SAYERS SUB-DIV
67	C001-00-041-010-0-000-00	28-07-07-27450 ALL LOT 10 BLK 41 CHICKASHA - OT
68	C001-00-041-009-0-000-00	28-07-07-27400 ALL LOT 9 BLK 41 CHICKASHA-OT
69	C001-00-041-008-0-000-00	28-07-07-27350 ALL LOT 8 BLK 41 CHICKASHA-OT
70	C001-00-041-006-0-000-00	28-07-07-27300 ALL LOTS 6-7 BLK 41 CHICKASHA-OT
71	C515-00-041-001-0-000-00	28-07-07-27200 ALL LOTS 1-2-3 POST OFFICE SUB-DIV OF BLK 41.
72	C515-00-041-004-0-000-00	28-07-07-27250 ALL LOTS 4-5-6 POST OFFICE SUB-DIV OF BLK 41
73	C575-00-042-001-0-000-00	28-07-07-28400 ALL LOTS 1 THRU 7 BLK 42 SAYERS SUB-DIV
74	C001-00-042-010-0-000-00	27-07-07-05750 ALL LOT 10 BLK 42 CHICKASHA-OT
75	C001-00-042-004-0-000-00	27-07-07-05700 ALL LOTS 4 THRU 9 BLK 42 CHICKASHA-OT
76	C001-00-042-001-0-000-00	27-07-07-05650 ALL LOTS 1-2-3 BLK 42 CHICKASHA-OT
77	C001-00-043-001-0-000-00	27-07-07-06200 BG AT PT WHERE PERMNAENT S R/W LINE HWY 62 INTERS. W LINE BLK 43 80' S OF NW/C LOT 5 TH N 51 DEG 15 MIN 50 SEC E ALONG R/W LINE 32.01' S 75 DEG 01 MIN 56 SEC E 106.07' TO PT ON E LINE LOT 1 TH S ALONG SAID E LINE 79.95' TO SE/C LOT 1 TH W ALONG S LINE LOT 1/5 146.03' TO SW/C LOT 5 TH N ALONG W LINE LOT 5 85' TO BEG. (.29 AC) BLK 43 CHICKASHA-OT
78	C001-00-043-006-0-000-00	27-07-07-06250 ALL LOTS 6 THRU 12 BLK 43 CHICKASHA-OT LESS E 24' OF S 100' OF LOT 10 & S 100' OF LOTS 11 & 12 BLOCK 43
79	0000-27-07N-07W-3-008-00	27-07-07-04400 BEG 82.3' E OF NE/C BLK 44, CHICK. SAID PT BEING ON CRI&P RR R/W TH S 13 DEG 27 MIN E 142.8' TH N 76 DEG 33 MIN E 275' SAID PT BEING 25' FROM CENTER-LINE OF MAIN TR; TH N 13 DEG 27 MIN W 567.5', SAID LINE BEING PARALLEL TO MAIN TRACK' TH S 82 DEG 07 MIN W 276.3' TO W R/W LINE OF RR' TH S 13 DEG 27 MIN E 451.5' TO POB LESS COMM NE/C BLOCK 44 TH N 89DEG 51'43"E 82.24'; TH N 13DEG 31'49"W 102.82' TO POB; TH N 59DEG 44'39"E 171.62'; TH N 13DEG 42'20"W 263.92'; TH S 76DEG 22'45"W 163.55'; TH S 13DEG 31'49"E 313.06' TO POB (ROCK ISLAND BLD)
80	C001-00-317-003-0-000-00	27-07-07-14650 ALL LOTS 3 THRU 8 BLK 317 CHICKASHA-OT
81	C001-00-317-009-0-000-00	27-07-07-14700 ALL LOT 9 BLK 317 CHICKASHA-OT
82	0000-27-07N-07W-3-005-00	27-07-07-04150 BEG NW/C SW/4 TH E ALG N LINE SW/4 APPROX. 590' M/L TO PT ON W R/W LINE CRI&P RR ALSO BEING E LINE RR ST AS PRESENTLY EVIDENCED, MONUMENTED & RECORDED IN CHICKASHA, OK S 14 DEG 2 ALG CRI&P W PROP LINE BEING E LINE R R ST. FOR 260' M/L TO POB N 76 DEG E AT RIGHT ANGLE TO LAST DESC. LINE A DIST OF 275' TO PT 25' W/LY OF GRANTOR'S MAIN TR CENTER-LINE S 14 DEG E M/L ALG LINE 25' W/LY OF & P/W SAID MAIN TRACK A DIST OF 880' M/L W AT RIGHT ANGLE TO LAST DESC. LINE A DIST OF 385' M/L TO SW/C LOT 4 BLK 60 B, CHICKASHA TH NE/LY ALG W LINE BLK 60 B & E LINE RR ST. 415' M/L TO PT, N 13 DEG W 450' M/L TO POB (5.93 ACS)
83	C001-00-039-025-0-000-00	28-07-07-26200 ALL LOTS 25-26 BLK 39 CHICKASHA-OT
84	C001-00-039-024-0-000-00	28-07-07 ALL LOT 24 BLK 39 CHICKASHA-OT
85	C001-00-039-023-0-000-00	28-07-07-26100 ALL LOT 23 BLK 39 CHICKASHA-OT
86	C001-00-039-022-0-000-00	28-07-07-26050 ALL LOT 22 BLK 39 CHICKASHA-OT
87	C001-00-039-021-0-000-00	28-07-07-26000 ALL LOT 21 BLK 39 CHICKASHA-OT
88	C001-00-039-019-0-000-00	28-07-07-25950 ALL LOTS 19-20 BLK 39 CHICKASHA-OT
89	C001-00-039-018-0-000-00	28-07-07-25900 ALL LOT 18 BLK 39 CHICKASHA-OT
90	C001-00-039-017-0-000-00	28-07-07-25850 ALL LOT 17 BLK 39 CHICKASHA-OT

91	C001-00-039-016-0-000-00	28-07-07-25800 ALL LOT 16 BLK 39 CHICKASHA-OT
92	C001-00-039-015-0-000-00	28-07-07-25750 ALL LOT 15 BLK 39 CHICKASHA-OT
93	C001-00-039-013-0-000-00	28-07-07-25700 ALL LOTS 13-14 BLK 39 CHICKASHA-OT
94	C001-00-040-015-0-000-00	28-07-07-25700 ALL LOTS 13-14 BLK 39 CHICKASHA-OT
95	C001-00-040-017-0-000-00	28-07-07-26800 ALL LOT 17 BLK 40 CHICKASHA-OT
96	C001-00-040-018-0-000-00	28-07-07-26850 ALL LOT 18 BLK 40 CHICKASHA-OT
97	C001-00-040-019-0-000-00	28-07-07-26900 ALL LOTS 19-20 BLK 40 CHICKASHA-OT
98	C001-00-040-021-0-000-00	28-07-07-26950 ALL LOTS 21-22 BLK 40
99	C001-00-040-023-0-000-00	28-07-07-27000 ALL LOTS 23-24 BLK 40 CHICKASHA-OT
100	C001-00-040-025-0-000-00	28-07-07-27050 S 117' OF LOTS 25-26 BLK 40 CHICKASHA-OT
101	C001-00-040-027-0-000-00	28-07-07-27150 N 48' OF LOTS 25 & 26 AND ALL LOTS 27 & 28 BLK 40 CHICKASHA-OT
102	C001-00-041-015-0-000-00	28-07-07 ALL LOTS 15-16 BLK 41 CHICKASHA-OT
103	C001-00-041-017-0-000-00	28-07-07-27900 ALL LOT 17 BLK 41 CHICKASHA-OT
104	C001-00-041-018-0-000-00	28-07-07-27950 ALL LOT 18 BLK 41 CHICKASHA-OT
105	C001-00-041-019-0-000-00	28-07-07-28000 ALL LOT 19 BLK 41 CHICKASHA-OT
106	C001-00-041-020-0-000-00	28-07-07-28050 ALL LOT 20 BLK 41 CHICKASHA-OT
107	C001-00-041-021-0-000-00	28-07-07-28100 ALL LOT 21 BLK 41 CHICKASHA-OT
108	C001-00-041-022-0-000-00	28-07-07-28150 ALL LOT 22 BLK 41 CHICKASHA-OT
109	C001-00-041-023-0-000-00	28-07-07-28200 ALL LOTS 23-24 BLK 41 CHICKASHA-OT
110	C001-00-041-025-0-000-00	28-07-07-28250 ALL LOTS 25 THRU 28 BLK 41 CHICKASHA-OT COMB PCL'S 28250, 28300, 28350 NOW 28-7-7-28250
111	C001-00-042-015-0-000-00	28-07-07-28450 ALL LOTS 15-16-17 BLK 42 CHICKASHA-OT
112	C001-00-042-018-0-000-00	28-07-07-28500 ALL LOT 18 BLK 42 CHICKASHA-OT
113	C001-00-042-019-0-000-00	27-07-07-05800 ALL LOT 19 BLK 42 CHICKASHA-OT
114	C001-00-042-020-0-000-00	27-07-07-05850 ALL LOT 20 BLK 42 CHICKASHA-OT 12/21/05 3801-551 & 552 MEM.TRUST & RESIGNATION
115	C001-00-042-021-0-000-00	27-07-07-05900 ALL LOT 21 BLK 42 CHICKASHA-OT
116	C001-00-042-022-0-000-00	27-07-07-05950 ALL LOT 22 BLK 42 CHICKASHA-OT
117	C001-00-042-023-0-000-00	27-07-07-06000 ALL LOT 23 BLK 42 CHICKASHA-OT
118	C001-00-042-024-0-000-00	27-07-07-06050 ALL LOT 24 BLK 42 CHICKASHA-OT
119	C001-00-042-025-0-000-00	27-07-07-06100 ALL LOT 25-26 BLK 42 CHICKASHA-OT
120	C001-00-042-027-0-000-00	27-07-07-06150 ALL LOTS 27-28 BLK 42 CHICKASHA-OT
121	C001-00-313-000-0-000-00	27-07-07-14300 ENTIRE BLK BLK 313 CHICKASHA-OT
122	C001-00-048-013-0-000-00	28-07-07-31250 N 101'8" LOTS 13-14 AND S 63'4" LOTS 13-14 BLK 48 CHICKASHA-OT
123	C001-00-048-012-0-000-00	28-07-07-31200 ALL LOT 12 BLK 48 CHICKASHA-OT
124	C001-00-048-010-0-000-00	28-07-07-31100 W 12.5' LOT 10 & ALL LOT 11 BLK 48 CHICKASHA-OT
125	C001-00-048-009-0-000-00	28-07-07 W 12.5' LOT 8 & ALL LOT 9 & E 12.5' LOT 10 BLK 48 CHICKASHA-OT
126	C001-00-048-008-0-000-00	28-07-07-31000 E 12 1/2' LOT 8 BLK 48 CHICKASHA-OT
127	C001-00-048-007-0-000-00	28-07-07-30900 LOT 7 BLK 48 CHICKASHA-OT
128	C001-00-048-006-0-000-00	28-07-07-30850 ALL LOT 6 BLK 48 CHICKASHA-OT
129	C001-00-048-004-0-000-00	28-07-07-30800 ALL LOTS 4-5 BLK 48 CHICKASHA-OT WASHITA THEATRE
130	C001-00-048-003-0-000-00	28-07-07-30750 ALL LOT 3 BLK 48 CHICKASHA-OT
131	C001-00-048-001-0-000-00	28-07-07-30700 ALL LOTS 1-2 BLK 48 CHICKASHA-OT
132	C001-00-047-012-0-000-00	28-07-07-30100 ALL LOTS 12-13-14 BLK 47 CHICKASHA-OT
133	C001-00-047-010-0-000-00	28-07-07-30050 ALL LOTS 10-11 BLK 47 CHICKASHA-OT
134	C001-00-047-008-0-000-00	28-07-07-30000 ALL LOTS 8-9 BLK 47 CHICKASHA-OT
135	C001-00-047-007-0-000-00	28-07-07-29950 ALL LOT 7 BLK 47 CHICKASHA-OT
136	C001-00-047-005-0-000-00	28-07-07-29900 ALL LOTS 5-6 BLK 47 CHICKASHA-OT
137	C001-00-047-001-0-000-00	28-07-07-29800 N 110' OF LOTS 1-2-3-4 BLK 47 CHICKASHA-OT PETROLEUM BLDG
138	C001-00-047-001-0-001-00	28-07-07-29850 S 55' OF LOTS 1-2-3-4 BLK 47 CHICKASHA-OT
139	C001-00-046-013-0-000-00	28-07-07-29200 ALL LOTS 13-14 BLK 46 CHICKASHA-OT
140	C001-00-046-012-0-000-00	28-07-07-29150 ALL LOT 12 BLK 46 CHICKASHA-OT
141	C001-00-046-010-0-000-00	28-07-07-29100 ALL LOTS 10-11 BLK 46 CHICKASHA-OT
142	C001-00-046-009-0-000-00	28-07-07-29050 ALL LOT 9 BLK 46 CHICKASHA-OT
143	C001-00-046-008-0-000-00	28-07-07-29000 ALL LOT 8 BLK 46 CHICKASHA-OT

144	C001-00-046-007-0-000-00	28-07-07-28950 ALL LOT 7 BLK 46 CHICKASHA-OT
145	C001-00-046-006-0-000-00	28-07-07-28900 ALL LOT 6 BLK 46 CHICKASHA-OT
146	C001-00-046-004-0-000-00	28-07-07-28850 ALL LOTS 4-5 BLK 46 CHICKASHA-OT
147	C001-00-046-003-0-000-00	28-07-07-28800 ALL LOT 3 BLK 46 CHICKASHA-OT
148	C001-00-046-001-0-001-00	28-07-07-28750 N 115' OF LOTS 1-2 BLK 46 CHICKASHA-OT
149	C001-00-046-001-0-000-00	28-07-07-28700 S 50' OF LOTS 1-2 BLK 46 CHICKASHA-OT
150	C001-00-045-012-0-000-00	28-07-07-28600 ALL LOTS 12 THRU 18 BLK 45 CHICKASHA-OT
151	C001-00-045-011-0-000-00	28-07-07-28550 ALL LOT 11 BLK 45 CHICKASHA-OT
152	C001-00-045-010-0-000-00	27-07-07-07000 ALL LOT 10 BLK 45 CHICKASHA-OT
153	C001-00-045-008-0-000-00	27-07-07-06950 ALL LOTS 8-9 BLK 45 CHICKASHA-OT PARKING LOT
154	C001-00-045-001-0-000-00	27-07-07-06900 ALL LOTS 1 THRU 7 & 21 THRU 28 BLK 45 CHICKASHA-OT
155	C001-00-045-019-0-000-00	27-07-07-07050 ALL LOTS 19-20 BLK 45 CHICKASHA-OT
156	C001-00-044-009-0-000-00	27-07-07-06450 ALL LOT 9 BLK 44 CHICKASHA-OT
157	C001-00-044-007-0-000-00	27-07-07-06400 ALL LOTS 7-8 BLK 44 CHICKASHA-OT
158	C001-00-044-004-0-000-00	27-07-07-06350 ALL LOT 4 BLK 44 CHICKASHA-OT
159	C001-00-044-001-0-000-00	27-07-07-06300 ALL LOTS 1-2-3 BLK 44 CHICKASHA-OT
160	C001-00-044-010-0-004-00	27-07-07-06700 ALL LOTS 10-14 BLK 44 CHICKASHA-OT
161	C001-00-044-015-0-000-00	27-07-07-06800 ALL LOTS 15-16-17-18 BLK 44 CHICKASHA-OT
162	C001-00-044-019-0-000-00	27-07-07-06850 ALL LOTS 19-20 BLK 44 CHICKASHA-OT
163	C001-00-60B-005-0-000-00	BLK 60-B LOTS 5-6-7-8 CHICKASHA-OT
164	C001-00-308-000-0-000-00	27-07-07-13300 ENTIRE BLK -LESS PART OF LOT 5, ALL OF LOT 6 & 7 AND PART OF LOT 8 BLK 308 CHICKASHA-OT
165	0000-27-07N-07W-3-006-00	27-07-07-04200 BEG SW/C LOT 8 BLK 308-CHICKASHA N/LY ALG W LINE BLK 308 (ALSO BEING E LINE RR ST, CHICKASHA) 250' E/LY AT R ANGLE TO LAST DESC. LINE A DIST APPROX 273' S/LY ALG LINE APPROX. 30' W/LY OF & PARALLEL WITH GRANTOR'S MAIN LINE TR CENTERLINE AS EVIDENCED, MONUMENTED OR RECORDED IN SAID CO. OF ST. FOR DIST APPROX. 250' TH W/LY AT R ANGLE TO LAST DESC. LINE APPROX 275' TO POB
166	C001-00-048-015-0-000-00	28-07-07-31350 W 90' OF LOTS 15 THRU 20 BLK 48 CHICKASHA-OT
167	C001-00-048-016-0-000-00	28-07-07-31400 E 75' LOTS 15 THRU 20 BLK 48 CHICKASHA-OT
168	C669-00-048-008-0-000-00	28-07-07-31650 ALL LOTS 8-9 BLK 48 SULLIVAN'S SUB-DIV
169	C669-00-048-003-0-000-00	28-07-07-31550 ALL LOTS 3-7 BLK 48 SULLIVAN'S SUB-DIV
170	C001-00-047-015-0-000-00	28-07-07-30150 ALL LOTS 15-16 BLK 47 CHICKASHA-OT
171	C001-00-047-017-0-000-00	28-07-07-30200 ALL LOTS 17-18 BLK 47 CHICKASHA-OT
172	C001-00-047-019-0-000-00	28-07-07-30250 ALL LOTS 19-20 BLK 47 CHICKASHA-OT
173	C001-00-047-021-0-000-00	28-07-07-30300 ALL LOTS 21-22-23 BLK 47 CHICKASHA-OT
174	C001-00-047-024-0-000-00	28-07-07-30350 ALL LOTS 24-25 BLK 47 CHICKASHA-OT
175	C575-00-047-003-0-000-00	28-07-07-30450 ALL LOT 3 BLK 47 SAYERS SUB-DIV
176	C575-00-047-004-0-000-00	28-07-07-30500 ALL LOT 4 BLK 47 SAYERS SUB-DIV
177	C575-00-047-007-0-000-00	28-07-07-30650 ALL LOT 7 BLK 47 SAYERS SUB-DIV TULLEYS BAKERY
178	C575-00-047-006-0-000-00	28-07-07-30600 ALL LOT 6 BLK 47 SAYERS SUB-DIV
179	C575-00-046-003-0-000-00	28-07-07-29300 ALL LOTS 3 THRU 7 BLK 46 SAYERS SUB-DIV
180	C575-00-047-005-0-000-00	28-07-07-30550 ALL LOT 5 BLK 47 SAYERS SUB-DIV
181	C575-00-046-001-0-000-00	28-07-07-29250 ALL LOTS 1-2 BLK 46 SAYERS SUB-DIV
182	C001-00-046-018-0-000-00	28-07-07-29350 ALL LOTS 18-19 BLK 46 CHICKASHA-OT
183	C001-00-046-020-0-000-00	28-07-07-29400 ALL LOTS 20-21 BLK 46 CHICKASHA-OT
184	C001-00-046-022-0-000-00	28-07-07-29450 ALL LOT 22 BLK 46 CHICKASHA-OT
185	C001-00-046-023-0-000-00	28-07-07-29500 ALL LOTS 23-24 BLK 46 CHICKASHA-OT
186	C001-00-046-025-0-000-00	28-07-07-29550 LOT 25 BLK 46 CHICKASHA-OT
187	C001-00-046-026-0-000-00	28-07-07-29700 N 50' OF LOT 26 BLK 46 CHICKASHA-OT
188	C001-00-046-026-0-001-00	28-07-07-29750 S 50' OF LOT 26 BLK 46 CHICKASHA-OT 302 W. KANSAS AVE.
189	C001-00-055-001-0-000-00	28-07-07-35300 W 95' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT
190	C001-00-055-005-0-000-00	28-07-07-35400 E 70' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT
191	C001-00-055-015-0-000-00	28-07-07-35650 ALL LOTS 15-26 & E 165' OF 20' ALLEY EXTENDING E & W THRU BLK 55 BLK 55 CHICKASHA-OT
192	C001-00-055-006-0-000-00	28-07-07-35450 ALL LOTS 6-7 BLK 55 CHICKASHA-OT
193	C001-00-055-008-0-000-00	28-07-07-35500 ALL LOTS 8-9 BLK 55 CHICKASHA-OT
194	C001-00-055-010-0-000-00	28-07-07-35550 ALL LOTS 10-11 BLK 55 CHICKASHA-OT

195	C001-00-056-013-0-000-00	28-07-07-36050 ALL LOTS 13-14 BLK 56 CHICKASHA-OT
196	C001-00-056-012-0-000-00	28-07-07-36000 ALL LOT 12 BLK 56 CHICKASHA-OT
197	C001-00-056-006-0-000-00	28-07-07-35800 ALL LOTS 6 THRU 11 BLK 56 CHICKASHA-OT
198	C001-00-056-005-0-000-00	28-07-07-35750 ALL LOT 5 BLK 56 CHICKASHA-OT
199	C001-00-056-001-0-000-00	28-07-07-35700 ALL LOTS 1-2-3-4 BLK 56 CHICKASHA-OT
200	C125-00-056-002-0-000-00	28-07-07-36150 ALL LOTS 2-5 BLK 56 CLOUD'S SUB-DIV
201	C125-00-056-001-0-000-00	28-07-07-36100 ALL LOT 1 BLK 56 CLOUD'S SUB-DIV
202	C001-00-056-018-0-000-00	28-07-07-36200 ALL LOTS 18-19 BLK 56 CHICKASHA-OT
203	C001-00-056-020-0-000-00	28-07-07 S 100' LOTS 20-21 BLK 56 CHICKASHA-OT
204	C001-00-056-022-0-000-00	28-07-07 N 65' LOTS 20-21 & ALL LOTS 22-23-24-25 BLK 56 CHICKASHA-OT
205	C001-00-056-026-0-000-00	28-07-07-36350 N 64' OF LOTS 26-27-28 BLK. 56 CHICKASHA-OT
206	C001-00-056-026-0-001-00	28-07N-07W S 101' OF LOTS 26, 27 & LOT 28 BLOCK 56 CHICKASHA-OT
207	C001-00-057-011-0-000-00	28-07-07-36550 LOT 10 LESS THAT PT BG 38.3' N OF SE/C TH W 16' N 50.4' E 16' S 50.4' & LOT 11 LESS THE 4.3' OF S 50.18' & N 115' OF LOTS 12-13-14 LESS .18' BLK 57 CHICKASHA-OT
208	C001-00-057-013-0-000-00	28-07-07-36600 W 3' OF S 50.18' LOT 11 S 50' LOTS 12-13-14-S 18' OF N 115' LOT 12-S 18' OF N 25' OF S 75' OF LOTS 13-14 BLOCK 57 CHICKASHA-OT
209	C001-00-057-008-0-000-00	28-07-07-36500 ALL LOTS 8-9 & PT LOT 10 BG AT PT ON E LINE LOT 10 WHICH PT IS 38.3' N OF SE/C LOT 10-W .16' N 50.4' E .16' S 50.4' BLK 57 CHICKASHA-OT
210	C001-00-057-006-0-000-00	28-07-07-36450 ALL LOTS 6-7 BLK 57 CHICKASHA-OT
211	C001-00-057-001-0-000-00	28-07-07-36400 ALL LOTS 1-2-3-4-5 BLK 57 CHICKASHA-OT
212	C001-00-058-009-0-002-00	27-07-07-07550 S 75' OF LOTS 9 THRU 14 BLK 58 CHICKASHA-OT
213	C001-00-058-011-0-000-00	28-07-07-36700 S 40' OF N 90' LOTS 11-12 13-14 BLK 58 CHICKASHA-OT
214	C001-00-058-012-0-000-00	28-07-07-36750 N 50' OF LOTS 12-13-14 BLK 58 CHICKASHA-OT
215	C001-00-058-009-0-001-00	27-07-07-07500 N 50' OF LOTS 9-10-11 BLK 58 CHICKASHA-OT
216	C001-00-058-009-0-000-00	27-07-07-07450 S 40' OF N 90' LOTS 9-10 BLK 58 CHICKASHA-OT
217	C001-00-058-007-0-000-00	27-07-07-07400 ALL LOTS 7-8 BLK 58 CHICKASHA-OT
218	C001-00-058-005-0-000-00	27-07-07-07350 ALL LOTS 5-6 BLK 58 CHICKASHA-OT
219	C001-00-059-010-0-000-00	27-07-07-07850 ALL LOTS 10 THRU 14 BLK 59 CHICKASHA-OT
220	C001-00-059-008-0-000-00	27-07-07-07800 W 15' LOT 7 & ALL LOTS 8-9 BLK 59 CHICKASHA-OT
221	C001-00-059-005-0-000-00	27-07-07-07750 ALL LOTS 5-6 & E 10' LOT 7 BLK 59 CHICKASHA-OT
222	C001-00-059-001-0-000-00	27-07-07-07700 ALL LOTS 1-2-3-4 BLK 59 CHICKASHA-OT
223	C001-00-057-015-0-000-00	28-07-07-36650 ALL LOTS 15-28 BLK 57 CHICKASHA-OT
224	C001-00-058-015-0-000-00	28-07-07-36850 ALL LOTS 15-16-17-18 BLK 58 CHICKASHA-OT
225	C001-00-058-019-0-000-00	27-07-07-07600 ALL LOTS 19-20 BLK 58 CHICKASHA-OT
226	C001-00-058-021-0-000-00	27-07-07-07650 ALL LOTS 21 THRU 28 BLK 58 CHICKASHA-OT
227	C001-00-059-015-0-000-00	27-07-07-07900 ALL LOTS 15-16-17-18 BLK 59 CHICKASHA-OT
228	C001-00-059-019-0-000-00	27-07-07-07950 ALL LOTS 19 THRU 22 BLK 59 CHICKASHA-OT
229	C001-00-059-023-0-000-00	27-07-07-08000 ALL LOTS 23 THRU 28 BLK 59 CHICKASHA-OT
230	C001-00-055-012-0-000-00	28-07-07-35600 ALL LOTS 12-13-14 BLK 55 CHICKASHA-OT
231	C001-00-064-001-0-000-00	28-07-07-37950 LOTS 1-4 AND THE E 65' OF LOTS 5 & 6 IN BLK 64 OT CHICKASHA
232	C001-00-064-005-0-000-00	28-07-07-38100 W 100' LOTS 5-6 BLK 64 CHICKASHA-OT
233	C001-00-064-007-0-000-00	28-07-07-38150 ALL LOTS 7-17 & LOT 25 & LOT 26 BLOCK 64
234	C001-00-064-018-0-000-00	28-07-07-38400 N 65' LOTS 18-19-20 BLK 64 CHICKASHA-OT
235	C001-00-064-019-0-000-00	28-07-07-38450 N 50' OF S 100' LOTS 18-19-20 BLK 64 CHICKASHA-OT
236	C001-00-064-020-0-000-00	28-07-07-38500 S 50' LOTS 18-19-20 BLK 64 CHICKASHA-OT
237	C001-00-064-023-0-000-00	28-07-07-38700 ALL LOTS 23-24 BLK 64 CHICKASHA-OT
238	C001-00-064-021-0-000-00	28-07-07-38550 N 50' LOTS 21-22 BLK 64 CHICKASHA-OT
239	C001-00-064-021-0-002-00	28-07-07-38650 S 50' OF N 100' LOTS 21-22 BLK 64 CHICKASHA-OT
240	C001-00-064-021-0-001-00	28-07-07-38600 S 65' LOTS 21-22 BLK 64 CHICKASHA-OT
241	C001-00-063-014-0-000-00	28-07-07-37800 N 140' LOTS 13-14 BLK 63 CHICKASHA-OT
242	C001-00-063-013-0-000-00	28-07-07-37750 S 25' LOTS 13-14 BLK 63 CHICKASHA-OT
243	C001-00-063-011-0-000-00	28-07-07-37700 ALL LOTS 11-12 BLK 63 CHICKASHA-OT
244	C001-00-063-006-0-000-00	28-07-07-37650 ALL LOTS 6-7-8-9-10 BLK 63 CHICKASHA-OT
245	C001-00-063-002-0-000-00	28-07-07-37550 S 60' LOTS 1, 2 & 3 BLK 63 CHICKASHA-OT
246	C001-00-063-004-0-000-00	28-07-07-37600 ALL LOTS 4-5 BLK 63 CHICKASHA-OT LESS THE S 60' OF LOTS 4 & 5
247	C001-00-063-001-0-000-00	28-07-07-37500 N 105' LOTS 1-2-3 BLK 63 CHICKASHA-OT

248	C001-00-063-018-0-000-00	28-07-07-37900 ALL LOTS 18-28 BLK 63 CHICKASHA-OT
249	C001-00-063-015-0-000-00	28-07-07-37850 ALL LOTS 15-16-17 BLK 63 CHICKASHA-OT
250	C001-00-062-012-0-000-00	28-07-07-37300 W 20' LOT 11 & ALL LOTS 12-13-14 BLK 62 CHICKASHA-OT
251	C001-00-062-015-0-000-00	28-07-07-37350 LOTS 15-16-17-18 BLK 62 CHICKASHA-OT
252	C001-00-062-001-0-000-00	28-07-07-37250 ALL LOTS 1-10 & E 5' LOT 11 BLK 62 CHICKASHA-OT
253	C001-00-062-019-0-000-00	28-07-07-37450 ALL LOTS 19-28 BLK 62 CHICKASHA-OT
254	C001-00-061-013-0-000-00	28-07-07-37000 N 70' LOTS 12-13-14 BLK 61 CHICKASHA-OT
255	C001-00-061-014-0-000-00	28-07-07-37050 S 50' OF N 120' LOTS 12-13-14 BLK 61 CHICKASHA-OT
256	C001-00-061-012-0-000-00	28-07-07-36950 S 45' LOTS 12-13-14 BLK 61 CHICKASHA-OT
257	C001-00-061-011-0-000-00	28-07-07-36900 ALL LOT 11 BLK 61 CHICKASHA-OT
258	C001-00-061-010-0-000-00	27-07-07-08650 ALL LOT 10 BLK 61 CHICKASHA-OT
259	C001-00-061-008-0-000-00	27-07-07-08600 ALL LOTS 8 & 9 BLK 61 CHICKASHA-OT
260	C001-00-061-005-0-000-00	27-07-07-08550 ALL LOTS 5-6-7 BLK 61 CHICKASHA-OT
261	C001-00-061-003-0-000-00	27-07-07-08500 ALL LOTS 3-4 BLK 61 CHICKASHA-OT
262	C001-00-061-001-0-000-00	27-07-07-08450 ALL LOTS 1-2 BLK 61 CHICKASHA-OT
263	C001-00-060-008-0-000-00	27-07-07-08250 ALL LOTS 8 THRU 14 BLK 60 CHICKASHA-OT
264	C001-00-060-003-0-000-00	27-07-07-08100 ALL LOTS 3 THRU 7 BLK 60 CHICKASHA-OT
265	C001-00-060-001-0-000-00	27-07-07-08050 ALL LOTS 1-2 BLK 60 CHICKASHA-OT
266	C001-00-061-016-0-000-00	28-07-07-37150 N 92' LOTS 15-16-17 BLK 61 CHICKASHA-OT
267	C001-00-061-015-0-000-00	28-07-07-37100 S 73' LOTS 15-16-17 BLK 61 CHICKASHA-OT
268	C001-00-061-018-0-000-00	28-07-07-37200 ALL LOT 18 BLK 61 CHICKASHA-OT
269	C001-00-061-019-0-000-00	27-07-07-08700 ALL LOTS 19-20 BLK 61 CHICKASHA-OT
270	C001-00-061-021-0-000-00	27-07-07-08750 ALL LOTS 21 THRU 24 BLK 61 CHICKASHA-OT
271	C001-00-061-025-0-000-00	27-07-07-08800 ALL LOTS 25-26 BLK 61 CHICKASHA-OT
272	C001-00-061-027-0-000-00	27-07-07-08850 ALL LOTS 27-28 BLK 61 CHICKASHA-OT
273	C001-00-060-015-0-000-00	27-07-07-08300 ALL LOTS 15 THRU 22 BLK 60 CHICKASHA-OT
274	C001-00-060-023-0-000-00	27-07-07-08350 ALL LOTS 23-24-25 BLK 60 CHICKASHA-OT
275	C001-00-060-026-0-000-00	27-07-07-08400 ALL LOTS 26-27-28 BLK 60 CHICKASHA-OT
276	C001-00-061-013-0-000-00	28-07-07-37000 N 70' LOTS 12-13-14 BLK 61 CHICKASHA-OT
277	C001-00-061-014-0-000-00	28-07-07-37050 S 50' OF N 120' LOTS 12-13-14 BLK 61 CHICKASHA-OT
278	C001-00-061-012-0-000-00	28-07-07-36950 S 45' LOTS 12-13-14 BLK 61 CHICKASHA-OT
279	C001-00-061-011-0-000-00	28-07-07-36900 ALL LOT 11 BLK 61 CHICKASHA-OT
280	C001-00-061-010-0-000-00	27-07-07-08650 ALL LOT 10 BLK 61 CHICKASHA-OT
281	C001-00-061-008-0-000-00	27-07-07-08600 ALL LOTS 8 & 9 BLK 61 CHICKASHA-OT
282	C001-00-061-005-0-000-00	27-07-07-08550 ALL LOTS 5-6-7 BLK 61 CHICKASHA-OT
283	C001-00-061-003-0-000-00	27-07-07-08500 ALL LOTS 3-4 BLK 61 CHICKASHA-OT
284	C001-00-061-001-0-000-00	27-07-07-08450 ALL LOTS 1-2 BLK 61 CHICKASHA-OT
285	C001-00-061-016-0-000-00	28-07-07-37150 N 92' LOTS 15-16-17 BLK 61 CHICKASHA-OT
286	C001-00-061-015-0-000-00	28-07-07-37100 S 73' LOTS 15-16-17 BLK 61 CHICKASHA-OT
287	C001-00-061-018-0-000-00	28-07-07-37200 ALL LOT 18 BLK 61 CHICKASHA-OT
288	C001-00-061-019-0-000-00	27-07-07-08700 ALL LOTS 19-20 BLK 61 CHICKASHA-OT
289	C001-00-061-021-0-000-00	27-07-07-08750 ALL LOTS 21 THRU 24 BLK 61 CHICKASHA-OT
290	C001-00-061-025-0-000-00	27-07-07-08800 ALL LOTS 25-26 BLK 61 CHICKASHA-OT
291	C001-00-061-027-0-000-00	27-07-07-08850 ALL LOTS 27-28 BLK 61 CHICKASHA-OT
292	C001-00-063-001-0-000-00	28-07-07-37500 N 105' LOTS 1-2-3 BLK 63 CHICKASHA-OT
293	C001-00-056-026-0-001-00	28-07N-07W S 101' OF LOTS 26, 27 & LOT 28 BLOCK 56 CHICKASHA-OT
294	C001-00-055-015-0-000-00	28-07-07-35650 ALL LOTS 15-26 & E 165' OF 20' ALLEY EXTENDING E & W THRU BLK 55 BLK 55 CHICKASHA-OT
295	C001-00-29A-000-0-001-00	27-07-07-05550 ALL OF BLOCK 29-A LESS - THE S 45' CHICKASHA-OT
296	C001-00-055-006-0-000-00	28-07-07-35450 ALL LOTS 6-7 BLK 55 CHICKASHA-OT
297	C001-00-055-001-0-000-00	28-07-07-35300 W 95' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT
298	C001-00-055-005-0-000-00	28-07-07-35400 E 70' LOTS 1-2-3-4-5 BLK 55 CHICKASHA-OT
299	C001-00-046-018-0-000-00	28-07-07-29350 ALL LOTS 18-19 BLK 46 CHICKASHA-OT
300	C001-00-046-020-0-000-00	28-07-07-29400 ALL LOTS 20-21 BLK 46 CHICKASHA-OT
301	C001-00-046-023-0-000-00	28-07-07-29400 ALL LOTS 23-24 BLK 46 CHICKASHA-OT
302	C001-00-033-024-0-000-00	28-07-07-22750 ALL LOTS 24-25-26 BLK 33 CHICKASHA-OT

* The above **Tracts 1-302** are subject to confirmation but are approximately representative of the Increment District "A" boundaries shown in the map below.

Increment District “B”

The boundaries of Increment District “B” contain an area generally described as the Highway 62 Corridor, an area bordered on the north by the Chickasha municipal boundaries south of the Washita River, on the east by the municipal boundaries surrounding the H.E. Bailey Turnpike interchange, on the south by Tollbridge Road/Grand Avenue, and on the west by the Union Pacific railway.

Tract	Parcel ID	Shorthand Legal Description
1	0000-27-07N-07W-2-003-00	27-07-07-03600 TR BEG 775.1' N OF SW/C SE/4 NW/4 TH S 89 DEG 49 MIN E A DIST OF 495.1' N 364' N 89 DEG 49 MIN W A DISTANCE OF 495.1' S 364' TO BEG. AND A TR BEG 1139.1' N & 495.1' E SW/C SE/4 NW/4 TH S 231.4'; TH E 313.15'; TH N 231.4'; TH W 313.15' TO POB
2	0000-27-07N-07W-2-004-00	Same as Tract 1
3	0000-27-07N-07W-2-007-00	27-07-07-03850 TR BEG 470' N & 495.1' E OF NW/C NE/4 SW/4 SAID POINT BEING SW/C OF THIS TRACT, TH E 208.8' N 417.6' W 208.8' S 417.6' AND TR BEG 703.9' E OF PT OF INTERSECTION OF N R/W LINE HWY 62 & W LINE OF SE/4 NW/4 TH E ALONG SAID R/W LINE 104.35' N 417.6'; TH W 104.35'; S 417.6' TO POB
4	0000-27-07N-07W-2-008-00	Same as Tract 3
5	0000-27-07N-07W-3-002-00	27-07-07-03950 TR. 1 - BEG. AT A POINT 470' N OF NW/C NE/4 SW/4 TG RUNNING E 295.1', N 295.1', W 295.1', S 295.1' TO POB. SAME BEING A PART OF WHAT WAS FORMERLY BLK 21 OT THE EAST CHICKASHA ADDITION TO THE CITY OF CHICKASHA & A PART OF THE ALLEY WHICH ADJOINED SAID BLK. 21 ON THE WEST TR. 2 - BEG. AT A POINT 470' N & 295.1' E OF NW/C NE/4 NW/4 SAID BEGINNING POINT BEING THE SE/C OF THE TRACT OF LAND FIRST ABOVE DESCRIBED, TH E 200', N 295.1', W 200' TO THE NE/C OF THE TRACT OF LAND FIRST ABOVE DESCRIBED, TH S TO THE POB; SAME BEING A TRACT OF LAND 200' E & W & 295.1' N & S LYING IMMEDIATELY E OF TRACT OF LAND FIRST ABOVE DESCRIBED
6	0000-27-07N-07W-2-001-00	27-07-07-01250 BEG 490.1' N & 808.25' E NW/C NE/4 SW/4 TH E 206.75'; TH N 290'; TH E 305'; TH N 1870'; TH W 1320'; TH S 972'; TH E 808.25'; TH S 1188' TO POB
7	0000-27-07N-07W-2-005-00	27-07-07-03700 TR BEG 1139.1' N OF SW/C SE/4 NW/4 TH S 89 DEG 49 MIN E 808.25' N 539' N 89 DEG 49 MIN W 808.25'-S 539' TO BEG. WD 8/5/99 LEASE PURCHASE AGREEMENT 8/5/99 3133/542 TO IESI TX LANDFILL LP, A TEXAS LIMITED PARTNERSHIP
8	0000-27-07N-07W-3-003-00	27-07-07-04050 BEG NE/C OF LOT 1 IN BLOCK 24; W 285'; S 300'; E 185'; N 150'; E 100'; N 150 TO PLACE OF BEG.; BEING A PORTION OF BLK 23 & 24 IN WHAT WAS FORMERLY EAST CHICKASHA ADD'N TO CITY OF CHICKASHA
9	0000-27-07N-07W-2-006-00	27-07-07-03750 TR 100' X 50' IN WHAT FORM WAS EAST CHICKASHA ADD'N BLK 24-TR 10'X 100' OF LOTS 13-14-15-16 & S 100' OF LOTS 13, 14, 15 & 16 IN WHAT WAS FORMERLY BLOCK 24 IN THE EAST CHICKASHA ADDITION TO THE CITY OF CHICKASHA
10	0000-27-07N-07W-1-012-00	27-07-07-00500 TR IN SW/4 NE/4 BEG 480' N OF SW/C SW/4 NE/4 BEING ON N R/W LINE HWY #62, N 397.4' S 89 DEG 14 MIN E 131' TH S 397.4' N 89 DEG 14 MIN W, 131' TO LESS A TRACT BEG 638.2' N SW/C SW/4 NE/4 TH N 239.2'; TH S 89 DEG 14' E 131'; TH S 239.2'; TH N 89 DEG 14' W 131' TO POB
11	0000-27-07N-07W-1-004-00	27-07-07-00150 BEG. AT THE NW/C NE/4 TH S 89 DEG. 58'58"E 93.22' TO N R/O/W LINE OF THE ABANDONED OKLAHOMA & CENTRAL RAILROAD, TH ON SAID R/O/W ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1960.08' (CHORD=S 48 DEG. 49'09"E 1322.54') ADIST OF 1349' TH S 60 DEG 53'51"W 100', S 00 DEG. 02'07"W 1238.11' TO THE N R/O/W LINE OF HWY #62, TH N 89 DEG. 49'24"W ON SAID R/O/W 415.3', N 00 DEG. 02'07"E 435.6', N 89 DEG. 49'24"W 300', S 00 DEG. 02'07"W 38.2', N 89 DEG. 49'24"W 270', N 00 DEG. 02'07"E 1679.31' TO THE S R/O/W LINE OF SAID RR, TH ON A CURVE TO THE LEFT HAVING A RADIUS OF 1860.08' (CHORD=N 70 DEG. 07'47"W 17.54') A DIST. OF 17.54', TH N 00 DEG. 02'07"E 71.87' TO POB. SPLIT PARCELS DUE TO DIFFERENT SCHOOL LEVYS. LESS-BEG. PT. 2145.49' S 00 02'07"W & 586.5' S 89 49'24"E OF NW/4 OF NW/4, PT. BEING ON N ROW LINE HWY 62, N 00 02'07"E 55', S 89 59'24"E 25', S 00 02'07"W 55', N 89 49'24"W 25' TO POB

12	0000-27-07N-07W-1-013-00	27-07-07-00550 BG 480' N & 147.5' E OF CENTER OF 27-7-7 TH N 90 DEG 14 MIN FOR 397.4' TH E 89 DEG 46 MIN, 139' TH S 90 DEG 14 MIN, 397.4' W 89 DEG 46 MIN, 139' TO BG
13	0000-27-07N-07W-1-009-00	27-07-07-00350 BEG. AT A POINT 480' N & 288.5'E OF THE CENTER OF SECTION 27 THE SAME BEING A POINT ON THE N R/O/W LINE OF U.S. HWY 277 & 62 & BEING THE SW/C OF THIS TRACT, TH N AT AN ANGLE OF 90 DEG. 14' FOR A DIST 435.6' TH E AT AN ANGLE OF 89 DEG. 45' FOR A DIST 100', TH S AT AN ANGLE OF 90 DEG. 14' FOR DIST OF 435.6' TO A POINT ON THE N R/O/W LINE OF U.S. HWY 277 & 62, TH W ALONG SAID R/O/W LINE AT AN ANGLE OF 89 DEG. 46' FOR A DIST. OF 100' TO POB.
14	0000-27-07N-07W-1-014-00	27-07-07-00600 TR IN SW/4 NE/4 BEG 480' N & 386.5' E OF CENTERLINE SEC 27, SAME BEING N R/W LINE U.S. HWYS 277 & 62, BEING SW/C THIS TR. TH N 90 DEG 14 MIN, 435.6' E 89 DEG 46 MIN 100', S 90 DEG 14 MIN 435.6' TO POINT ON N R/W LINE HWYS 277 & 62, TH W ALONG R/W 89 DEG 45 MIN, 100' TO BEG.
15	0000-27-07N-07W-1-025-00	27-07-07-01100 BG 480' N & 486.5' E OF CENTER SEC 27 (BEING ON N R/O/W HWY 277 & BEING SW/C THIS TR) N 90 DEG 14 MIN 435.6' TH E 89 DEG 46 MIN, 100' TH S 90 DEG 14 MIN, 435.6' TO HWY TH ALONG HWY W 89 DEG 46 MIN 100' TO BEG.
16	0000-27-07N-07W-1-018-00	27-07-07-00800 BG 2170' S & 1335' E OF NW/C NW/4 NE/4 TH W 333.2' N 1336' TO PT ON E R/O/W OF RR TH IN SELY DIR ALONG EASTERLY R/O/W TO PT OF BG. & LYING INSIDE CITY LIMITS (5 AC)
17	0000-27-07N-07W-1-024-00	27-07-07-01050 BEG 2170' S & 1335' E OF NW/C NE/4, BEING A PT AT INTERSECTION OF N R/O/W LINE OF HWY 62 & 277 & THE E R/O/W LINE OF Y.T. & S.F. RR NOW ABANDONED, TH N 339.9' TH ON A 3 DEG CURVE TO THE LEFT HAVING A RADIUS OF 1960.1', 321' TH E 359.2' TH S 660' W 330' TO BEG. QCD 6/30/98
18	0000-27-07N-07W-1-008-00	27-07-07-00300 ALL THAT PART OF THE SE/4 NE/4 BG 2170'S & 1845'E OF NW/C NE/4 TH E 150' N 660' W 330' S 475' E 108' S 185' TO BEG.
19	0000-27-07N-07W-1-023-00	27-07-07-01000 BEG 2170' S & 1665' E OF NW/C NE/4 TH EASTERLY ALONG N LINE OF HWY, 180' N 185' NORTHWESTERLY PARALLEL TO HWY, 180' S 185' TO BEG.
20	0000-27-07N-07W-1-006-00	27-07-07-00200 BEG AT POINT ON PRESENT N R/O/W HWY #62, 660' E OF E LINE OF RR & 482.4' N OF S LINE OF E/2 SE/4 NE/4 TH N 660' E 215' S 660' TO POINT ON PRESENT N R/O/W TH NW/LY ON CURVE TO LEFT HAVING RADIUS OF 2914.9' 10.2' TH N 89 DEG 47 MIN W ALONG R/O/W 204.8' TO BEG.
21	0000-27-07N-07W-1-027-00	27-07-07-01200 TR BG 125.3' W & 466.2' N OF SE/C SE/4 NE/4, SAID POINT BEING ON N R/O/W LINE US HWY 62, N 00 DEG. 21'E 445', N 39 DEG. 10'E 240', TH E & PARALLEL TO N LINE SE/4 NE/4 457.45' TH S & PARALLEL TO W LINE SE/4 NE/4 590.89' TO N R/O/W LINE U.S. HWY 62, TH SELY ALONG N R/O/W LINE U.S. HWY 62 305.8' TO POB.
22	0000-27-07N-07W-1-026-00	27-07-07-01150 BG 465.4' N OF SE/C SE/4 NE/4 TH N 194.6' N 12 DEG 00 MIN W 100' N 35 DEG 00 MIN W, 170' TH S 00 DEG 21 MIN W, 445' TH S 82 DEG 27 MIN E ALONG R/W, 126.3' TO BEG.
23	0000-26-07N-07W-2-011-00	26-07-07-01400 TR BG 465.4' N OF SW/C SW/4 NW/4 SEC 26, ON N R/W LINE U.S. HWY #62, S 82 DEG 27 MIN E, 179.6' TH N 4 DEG 03 MIN W, 218.2' TH W 194.2' S 194.6' TO BEG.
24	0000-26-07N-07W-2-009-00	26-07-07-01250 TR BG 178' E & 442' N OF SW/C SW/4 SW/4 NW/4 TH S 82 DEG 27 MIN E ALONG R/W LINE 208.7' TH N 4 DEG 03 MIN E, 208.7' TH N 82 DEG 27 MIN W, 208.7' TH S 4 DEG 03 MIN W 208.7' TO BEG.
25	0000-26-07N-07W-2-012-00	26-07-07-01450 TR IN SW/4 NW/4 BEG 660' N & 194.2' E OF SW/C SW/4 NW/4 TH E 812.3' S 330' TO N R/W U.S. HWY #62, N 82 DEG 27 MIN W, 618', N 4 DEG 03 MIN E, 208.7' N 82 DEG 27 MIN W, 208.7' N 4 DEG 03 MIN E, 9.5' TO BEG.
26	0000-26-07N-07W-2-008-00	26-07-07-01200 TR BEG 660' N & 1006.3' E OF SW/C SW/4 NW/4 SEC. 26 TH S 330' TO N R/O/W U.S. #62 TH S 82 DEG 27 MIN, E 320' TH N 372.1' TH W 317.2' TO BEG.
27	0000-26-07N-07W-2-007-00	26-07-07-01300 BG NE/C SE/4 SW/4 NW/4 TH S 424'-NWLY ALONG MIDDLE LINE OF HWY 320' TH N TO CENTER LINE OF WASHITA RIVER, E ALONG N BOUNDARY LINE OF SE/4 SW/4 NW/4, BEING 1 ACRE
28	0000-26-07N-07W-2-005-00	26-07-07-01050 NE/4 SW/4 NW/4 & E/2 NW/4 N OF HWY & W/2 NE/4 & W/2 SE/4 NE/4 & SW/4 NE/4 NE/4 & NE/4 SE/4 & N/2 SE/4 SE/4, W OF RIVER LESS 30 AC TURNPIKE & LESS 1.57 AC TO HWY & LYING INSIDE CITY LIMITS

29	0000-26-07N-07W-2-004-00	26-07-07-01055 NE/4 SW/4 NW/4 & E/2 NW/4 N OF HWY & W/2 NE/4 & W/2 SE/4 NE/4 & SW/4 NE/4 NE/4 & NE/4 SE/4 & N/2 SE/4 SE/4 W OF RIVER-LESS 30 AC TRNPK & LESS 1.57 AC TO HWY & LYING INSIDE CITY LIMITS
30	0000-26-07N-07W-2-010-00	26-07-07-01350 BG 265' N OF SW/C SW/4 SE/4 NW/4 TH 220' SELY TO BEG TH SE 250' TH N 90 DEG LEFT, 120' TH 90 DEG LEFT IN NW DIRECTION, 250' TH 90 DEG TO LEFT, 120' TO BEG.
31	0000-26-07N-07W-3-003-00	26-07-07-01100 E 228.9' OF SW/4 NW/4 & SE/4 NW/4 & E 228.9' OF NW/4 SW/4 & E 228.9' OF N/2 SW/4 SW/4 & NW/4 SE/4 & NE/4 SW/4 & SE/4 SW/4 & NW/4 SW/4 SE/4 & NE/4 SW/4 SE/4-ALL LYING S OF US 62 HWY & N OF COUNTY ROAD & LESS BAILEY TURNPIKE & LESS 9.48 AC TO OKLA. TURNPIKE AUTH. & LYING INSIDE CITY LIMITS-LESS BEG. AT A POINT 1282.33' N 89 DEG. 58'19"E OF NW/C SW/4 SAID POINT BEING ON THE N LINE SW/4 TH N 00 DEG. 16'25"E 100.64', N 20 DEG. 05'54" E 77.89 TO S R/O/W LINE OF HWY 62, TH S 82 DEG. 26'37"E ON S R/O/W LINE 220.26', S 7 DEG. 33'23"W R/O/W A DIST. 75', S 82 DEG. 26'37"E ON S R/O/W LINE 172.09', S 7 DEG. 33'23"W 164.03', N 85 DEG 54'48"W 386.16', N 00 DEG 16'25"E 87.25' TO POB. & LESS A TR. BEG. AT A POINT BEING ON N LINE OF SAID SW/4 TH N 00 DEG. 03'35"E 201.78' TO S R/O/W LINE HWY 62, TH S 82 DEG. 26'37"E ON S R/O/W 212.19', S 20 DEG. 05'54"W 77.89', S 00 DEG. 16'25"W 187.89', S 85 DEG 48"E 386.16', S 7 DEG. 33'23"W 365.2', N 89 DEG. 56'25"W 520.55', N 00 DEG 03'35"E 476.16' TO POB. SEE FILE
32	0000-26-07N-07W-3-006-00	26-07N-07W BEG. AT A POINT 1099.01' N 89 DEG. 58'19"E OF NW/C SW/4 SAID POINT BEING ON N LINE SAID SW/4 TH N 00 DEG. 03'35"E 201.78' TO S R/O/W LINE OF HWY 62, TH S 82 DEG. 26'37"E ON SAID R/O/W LINE A DIST 212.19' S 20 DEG. 05'54"W 77.89' S 00 DEG. 16'25"W 187.89' S 85 DEG. 54'48"E 386.16' S 7 DEG. 33'23"W 365.2', N 89 DEG. 56'25"W 520.55' N 00 DEG. 03'35"E 476.16' TO POB.
33	0000-26-07N-07W-3-007-00	26-07N-07W BEG. AT A POINT 1282.33' N 89 DEG. 58'19"E OF NW/C OF SW/4 SAID POINT BEING ON THE N LINE OF 00 DEG. 16'25"E 100.64', N 20 DEG 05'54"E 77.89' TO S R/O/W LINE OF HWY 62, TH S 82 DEG. 26'37"E ON SAID S R/O/W LINE A DIST. OF 220.26', S 7 DEG. 33'23"W ON SAID R/O/W WAY 75', TH S 82 DEG. 26'37"E ON SAID R/O/W ON SAID R/O/W LINE 172.09', S 7 DEG. 33'23"W 164.03', N 85 DEG. 54'48" W 386.16', N 00 DEG. 16' 25"E 87.25' TO POB.
34	0000-26-07N-07W-3-005-00	26-07-07-01150 W 1097' OF SW/4 NW/4 LYING S OF US HWY 62 & W 1097' OF NW/4 SW/4 & W 1097' OF N/2 SW/4 SW/4 LYING N OF CN LINE OF CO. ROAD
35	0000-27-07N-07W-1-007-00	27-07-07-00250 W 1305.7' OF SE/4 NE/4 & NE/4 SE/4 LYING S OF U.S. HWY 62 & W 1305.7' OF N/2 SE/4 SE/4, LYING N OF CENTER LINE OF COUNTY RD.
36	0000-26-07N-07W-3-004-00	26-07-07-01655 SEE SEC 35-7-7-100 FOR DESC & LYING INSIDE CITY LIMITS
37	0000-27-07N-07W-4-006-00	27-07-07-01650 SEE FILE 35-7-7-100 FOR DESC.
38	0000-27-07N-07W-4-005-00	27-07-07-01600 COMM. AT SE/C SE/4 TH S 89 56'59"W ALONG THE S LINE OF SAID SE/4 659.59' TO SE/C OF W/2 SE/4 SE/4 TH N 00 06'28"E ALONG THE THE E LINE OF W/2 SE/4 SE/4 722.12 TO A POINT BEING S 00 06'28"W 597.76' FROM THE NE/C OF W/2 SE/4 SE/4 & THE POB. TH S 89 57'02"W 220.81', N 00 02'58"W 337.87', S 84 46'16"E 222.62' TO A POINT ON THE E LINE OF W/2 SE/4 SE/4 SAID POINT BEING S 00 06'28"W 280.37' FROM THE NE/C OF W/2 SE/4 SE/4 TH S 00 06' 28"W ALONG SAID E LINE 317.39' TO POB.
39	0000-27-07N-07W-4-007-00	27-07N-07W COMM. AT SE/C TH S 89 56'59"W ALONG THE S LINE OF SAID SE/4 659.59' TO SE/C OF W/2 SE/4 SE/4 SAID POINT ALSO BEING THE NE/C OF NW/4 NE/4 NE/4 OF SAID SECTION 34, & THE POB TH S 00 002'46"E ALONG THE E LINE OF NW/4 NE/4 NE/4 OF SAID SECTION 34 660.50' TO SE/C OF NW/4 NE/4 NE/4 OF SAID SECTION 34, TH S 89 56'59"W ALONG THE S LINE OF NW/4 NE/4 NE/4 OF SAID SECTION 34, 659.85' TO SW/C NW/4 NE/4 NE/4 OF SAID SECTION 34, TH N 00 02'05"W ALONG THE W LINE OF NW/4 NE/4 NE/4 OF SECTION 34, 66-/50' TO NW/C OF NW/4 NE/4 NE/4 OF SAID SEC.34, & SW/C OF W/2 SE/4 SE/4 OF SAID SEC. 27; TH N 00 05'32"E ALONG THE W LINE OF W/2 SE/4 SE/4 OF SAID SEC. 27 1100.48' TO POINT BEING S 00 05'32"W 218.99' FROM NW/C OF W/2 SE/4 SE/4 OF SEC. 27; TH S 84 46'16"E 440.04', S 00 02'58"E 337.87', N 89 57'02"E 220.81' TO A POINT ON E LINE OF W/2 SE/4 SE/4 OF SEC. 27, SAID POINT BEING S 00 06'28"W 597.76' TO NE/C OF W/2 SE/4 SE/4 OF SAID SEC. 27, TH S 00 06' 28"W ALONG SAID E LINE 722.12' TO POB..

40	0000-35-07N-07W-2-002-00	35-07-07-00105 SEE SEC 35-7-7 #100 FOR LEGAL DESC LYING INSIDE CITY LIMITS
41	0000-34-07N-07W-1-001-00	34-07-07-00050 SEE FILE 35-7-7 #100 FOR DESC & SEE FILE 35-7-7-#50 FOR DESC
42	0000-34-07N-07W-1-008-00	34-07-07-00150 SE/4 NE/4 & SW/4 NE/4 NE/4 & NE/4 SW/4 NE/4 LESS 360 AC IN SE/C SE/4 NE/4-LESS BG NW/C SW/4 NE/4 NE/4, N 89 56'44" E90',S 00 02'05"E 1436.54 CURVE TO L, R 450', BEARING S 21 27'30"E 328.73', ARC 336.52', S 42 52'54"E 278.77', S 89 42'35" E 640.58', S 00 03'27"E 30.47', S 89 55' 47"W 1040.23', N 00 02'05"W 1981.66' TO POB.
43	0000-34-07N-07W-1-003-00	34-07-07-13600 W/2 SW/4 NE/4 - LESS LOTS 1-2-8-9 BLK 6 GRIFFINS ADD'N TO CITY OF CHICKASHA
44	C300-00-006-001-0-000-00	34-07-07-08700 ALL LOTS 1-2 & 8-9 BLK 6 GRIFFIN ADDN
45	0000-34-07N-07W-1-005-00	34-07-07-13950 E/2 NW/4 NE/4 - LESS TR BEG NW/C E/2 NW/4 NE/4 TH E 300' S 250' W 300' N 250' TO BG (1.72 AC) & LESS TR BEG 300' E OF NW/C E/2 NW/4 NE/4 TH S 250' E 60' N 250' W 60' TO BEG (.35) LESS-COMM. NE/C E/2 NW/4 NE/4, S 00 01'46"E 387.15' TO POB; S 00 01'46" E 660'; N 89 59'36" W 363'; N 00 01'46"W 660'; S 89 59'36"E 363'; TO POB
46	0000-34-07N-07W-1-006-00	34-07-07-14150 BEG NW/C E/2 NW/4 NE/4 TH E 360' TH S 250' W 360' N 250' TO POB
47	0000-27-07N-07W-4-004-00	27-07-07-01550 SW/4 SE/4 LESS A TRACT BEG 1319.28' N 89DEG 48'03"E & 859.64' N 00DEG 06'09"E SW/C SW/4 SE/4 TH N 89DEG 56'42"W 466.73'; TH N 00DEG 06'09"E 466.70'; TH S 89DEG 56'42"E 466.73'; TH S 00DEG 06'09"W 466.70' TO POB LESS-A TRACT COMM AT THE SW/C SE/4 N 89§48'03"E 1319.28'; N00§06'09"E 459.64' TO POB; TH N89§56'42"W 435.60'; TH N00§06'09"E 400'; TH S89§56'42"E 435.60'; S00§06'09"W 400' TO POB LESS- A TRACT COMM AT THE SW/C SW/4 SE/4 SECT 27 TH N 00 04'31"E 50', TH N89 48'03"E 264.65 TO THE POB; TH N00 05'41E 296.28', TH S 89 51'54"E360', TH N00 06'22"E 145.34', TH N 89 53'51"W 624.83', TH N 00 04'31"E 352.35'; S 89 55'29"E 79.68', TH N 00 00'00"E 427.06', TH S 89 56'24"E 543.45', TH SOUTHEASTERLY ALONG A CUREVE TO THE RIGHT HAVING A RADIUS OF 170' (SAID CURVE SUBTENDE BY A CHORD WHICH BEARS S 44 55'08"E 240.51') FOR AN ARC DISTACNE OF 267.16'; TH S 00 06'09"W 240.02', TH SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230' (SAID CURVE SUBTENDE BY A CHORD WHICH BEARS S 11 16'28"E 90.74')FOR AN ARC DISTACNE 91.34' TO REVERSE CURVATURE; TH SOUTHERLY ALONG A CURVE TO THE RIGHT SEE FILE FOR REST
48	0000-27-07N-07W-4-002-00	27-07-07-01450 TR BG SE/C NW/4 SE/4 TH N 611' W 200' N 218' W 150' N 435.4' W 900' N 435' TO S R/O/W HWY TH W ALG R/O/W 85' S 1310' 85' S 390' E 1250' TO BG.
49	0000-27-07N-07W-4-001-00	27-07-07-01400 TR BG 621' N OF SE/C NW/4 SE/4 TH N 435.6' W 200' S 435.6' E 200' TO BEG.
50	0000-27-07N-07W-1-022-00	27-07-07-00950 TR IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 1056.6' N OF SE/C NW/4 SE/4 TH N 653.4' TH W 110' S 200' W 90' S 453.4' E 200' TO BEG.
51	0000-27-07N-07W-4-003-00	27-07-07-01500 BG 200' W & 1710' N OF SE/C NW/4 SE/4 TH E 90' S 200' W 90' N 200' TO POB.
52	0000-27-07N-07W-1-021-00	27-07-07-00900 BG 200' W OF PT OF INTERS OF S LINE OF R/O/W U.S. HWY 62 & 277 WITH E LINE SE/4 SW/4 NE/4 TH S 871' W 150' N 871' TO S LINE OF R/O/W TH E 150' TO BEG
53	0000-27-07N-07W-1-010-00	27-07-07-00400 BG 450' W & 17.58' S OF INTERS. OF S R/W LINE U.S. HWY 62 & E SIDE SE/4 SW/4 NE/4 TH S 128.02' S 89 DEG 47 MIN E, 100' N 135.02' TH ON CURVE WESTERLY HAVING RADIUS OF 5679.58' 100.23' TO BEG
54	0000-27-07N-07W-1-020-00	27-07-07-00850 TR OF LAND IN SE/4 SW/4 NE/4 & NE/4 NW/4 SE/4 BEG 450' W OF POINT OF INTERSECTION OF S LINE R/W HWY 62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E PARALLEL WITH S R/W LINE HWY 100' TH S 290' N 89 DEG 47 MIN W, 100' TH N 290' TO BEG.
55	0000-27-07N-07W-1-017-00	27-07-07-00750 BEG 600' W OF CENTER LINE OF S LINE OF R/O/W HWY #62 WITH E LINE SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E 150' TH S 435.6' N 89 DEG 47 MIN W, 150' TH N 435.6' TO BEG.
56	0000-27-07N-07W-1-015-00	27-07-07-00650 BG 700' W OF INTERS. & S R/O/W OF HWY #62 WITH E LINE OF SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN, E ALONG S R/O/W HWY #62 WITH E LINE OF SE/4 SW/4 NE/4 TH S 89 DEG 47 MIN E ALONG S R/O/W HWY #62, 100' TH S

		435.6' TH N 89 DEG 47 MIN W, 100' TH N 435.6' TO BG (A TR 100' E & W OF HWY, 435.6' N & S)
57	0000-27-07N-07W-1-028-00	27-07-07-01350 TR OUT OF SW/4 NE/4 NW/4 NW/4 SE/4 BEG 190' W OF POINT OF S INTERSECTION OF S LINE OF HWY #62 & E LINE OF SW/4 SW/4 NE/4 OF SECTION 27 TH S 89 DEG 47 MIN E ALONG SAID S R/O/W LINE & HWY #62, 150', TH S 435.6' TH N 89 DEG 47 MIN W, 150' TH N 435.6' TO BEG.
58	0000-27-07N-07W-1-016-00	27-07-07-00700 TR IN SW/4 SW/4 NE/4 & NW/4 NW/4 SE/4 BEG 290' W OF INTERSECTION OF S LINE HWY #62 & E LINE OF SW/4 SW/4 NE/4 TH S 89 DEG 47 MIN E 100' TH S 435.6' N 89 DEG 47 MIN W, 100' N 435.6' TO BEG
59	0000-27-07N-07W-1-011-00	27-07-07-00450 BG 590' W OF INTERS. S LINE HWY 62 & E LINE OF SW/4 SW/4 NE/4 TH S 89 DEG 47 MIN E ALONG HWY 62 300' TH S 435.6' N 89 DEG 47 MIN W, 300' TH N 435.6' TO BEG.
60	0000-27-07N-07W-3-001-00	27-07-07-03800 BEG SE/C NE/4 SW/4 TH N 390' W 667' S 390' E 667' TO BEG.
61	0000-27-07N-07W-3-004-00	27-07-07-04100 TR BEG 667' W OF SE/C NE/4 SW/4 TH W 498' TO E LINE OF CRI&P RR NW/LY ALONG E LINE RR TO S LINE GRADY CO. FAIRGROUNDS 410' M/L E ALONG S LINE FAIRGROUNDS 623' TO A PT 390' DUE N OF POB TH S 390' TO BEG.
62	C071-00-00A-000-0-000-00	34-07-07-03950 ALL BLOCK A BOOKERS 2ND ADDN
63	0000-35-07N-07W-2-003-00	35-07-07-00250 SW/4 NW/4 LESS 3.6 AC OUT OF SW/C LESS 5.82 AC TURNPIKE RUTH KING-1/3 INTEREST ETAL-2/3 INTEREST

* The above **Tracts 1-63** are subject to confirmation but are approximately representative of the Increment District "B" boundaries shown in the map below.

Project Area

The boundaries of the Project Area associated with the Increment Districts contain an area comprising all of Sections 20 through 23, 26 through 29, and Sections 32 through 35, Township 7 North, Range 7 West, Grady County, Oklahoma. The Project Area is bordered on the south by Grand Avenue, on the west by 29th Street, on the north by County Road 1340, and on the east by County Road 2860.

The proposed Increment Districts are the areas within which Ad Valorem Increment Revenues, Sales Tax Increment Revenues, Hotel Tax Increment Revenues, and Leverage Act Increment Revenues (collectively, the "TIF Revenues") may be captured and utilized for the payment of Project Costs as described in the Project Plan. The proposed Project Area is the broader area within which project activities, including construction of the supporting public improvements, will take place.

A draft of the Project Plan, which includes an analysis of the project eligibility and financial impacts, may be reviewed by any person interested, in the Office of the City Clerk at the Chickasha City Hall, 117 N. 4th Street, Chickasha, Oklahoma 73018, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address: www.Chickasha.org.

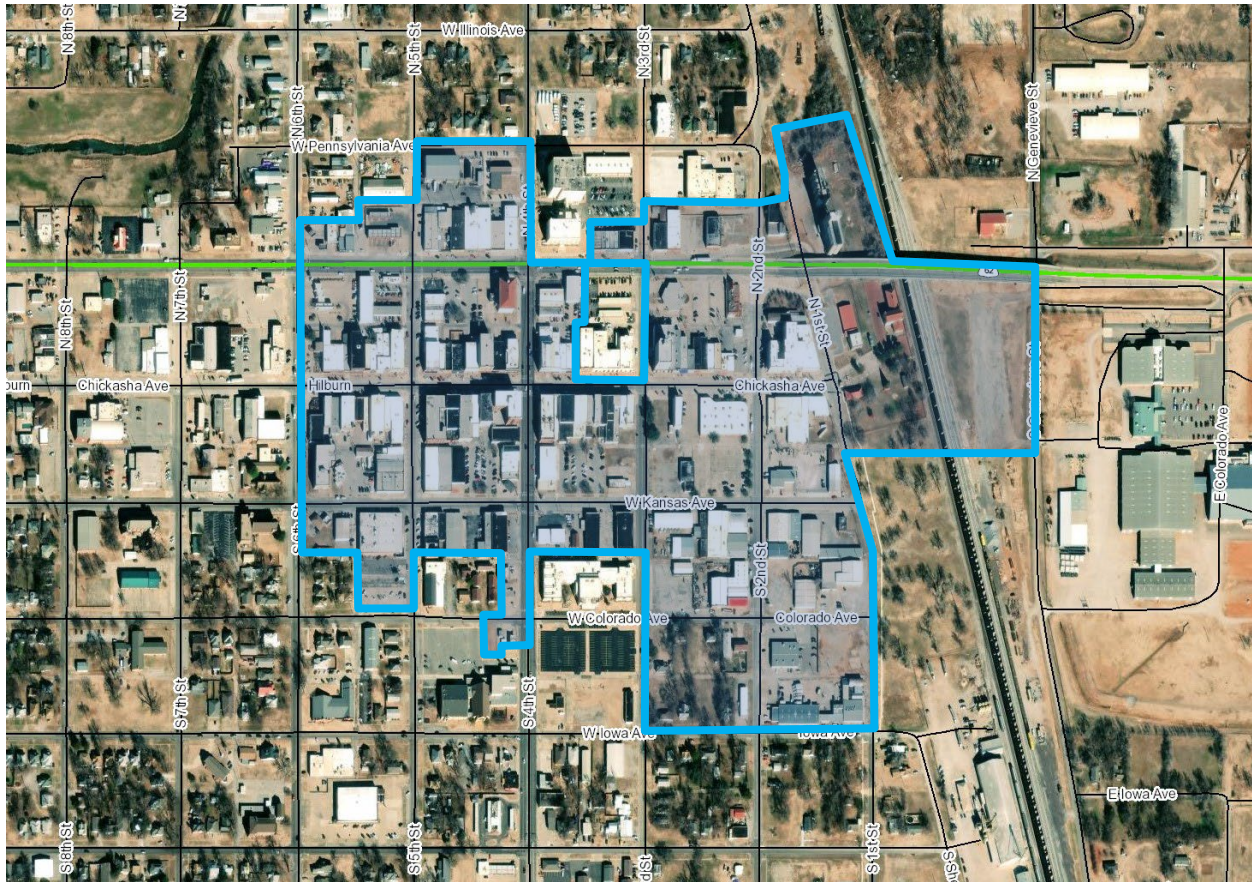
The Gateway to Chickasha Economic Development Project Plan contemplates the creation of two separate tax increment districts that brings a transformative commercial development to the undeveloped area located along U.S. Highway 62 corridor from the H.E. Bailey Turnpike leading to enhanced development within downtown Chickasha. The first component is redevelopment investment in downtown Chickasha. The City has identified potential development interests that propose various redevelopment projects within downtown Chickasha, including but not limited to mixed-use commercial, retail, and residential projects, hotel, restaurants, and other attractions, that would establish Chickasha as a destination community (referred to herein as "Downtown Chickasha Project"). The Downtown Chickasha Project will be located in Increment District "A". The secondary component of the Project is the development of property east of downtown Chickasha, along the U.S. Highway 62 corridor extending to the H.E. Bailey Turnpike interchange, creating a destination retail development serving the citizen of Chickasha and surrounding

communities alike (referred to herein as the “Highway 62 Corridor Project”). The Highway 62 Corridor Project will be located in Increment District “B”. The proposed Project Costs (as described in the Project Plan) total approximately \$581,600,000, including necessary public infrastructure and economic incentives to fully develop the area within each Increment District. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment Districts. The proposed TIF Projects are expected to benefit both proposed increment district areas, and therefore are proposed to be eligible Project Costs of either increment district. The City also expects to pay Organizational Costs in the amount of approximately \$150,000, interest and related financing costs, in amounts preliminarily determined to be \$780.6 million, along with annual administration costs associated with each increment district not in excess of \$10,000 per year, all to be paid from available TIF Revenues in addition to the specifically identified Project Costs. Based on the preliminary development projections assuming an estimated total taxable capital investment of approximately \$73.46 million within the Increment District, it is anticipated that approximately \$10.54 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately \$5.27 million available for the payment of Project Costs, and the balance of approximately \$5.27 million apportioned to the affected taxing entities. With respect to the ad valorem tax TIF Revenues, the Project Plan contemplates the capture of 100% of such revenues during the term of the Increment District, but 50.0% of such revenues will be apportioned to the affected taxing jurisdictions. Additionally, it is projected that approximately \$1.346 billion in taxable sales will generate approximately \$57.2 million in City sales tax revenues and \$10.1 million in County sales tax revenues, with 50% of such City sales tax apportioned to the payment of Project Costs and the other 50% apportioned to the City (\$28.6 million). None of the County sales tax revenues would be captured by the proposed increment districts. It is anticipated that approximately \$3.44 million in hotel tax TIF Revenues will be generated during the term of the Increment District, with approximately \$1.72 million available for the payment of Project Costs, and the balance of approximately \$1.72 million apportioned to the City. The apportionment of City sales tax and hotel/motel tax is also reasonably expected to qualify for State of Oklahoma matching funds of approximately \$30.3 million, pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, et seq. (the “Leverage Act”). With respect to the sales tax TIF Revenues, the Project Plan contemplates the capture one-half of the currently levied 4.25% City sales tax. With respect to the hotel tax TIF Revenues, the Project Plan contemplates the capture one-half of the currently levied 4.25% City hotel tax. With respect to the ad valorem tax TIF Revenues, the Project Plan contemplates the capture of 100% of such revenues during the term of the Increment District, but 50% of such revenues will be apportioned back to the respective taxing entities. Each Increment District shall commence on a Commencement Date as established by the City Council, and continue for a term of 25 full fiscal years, or the payment of all Project Costs, which ever occurs first.

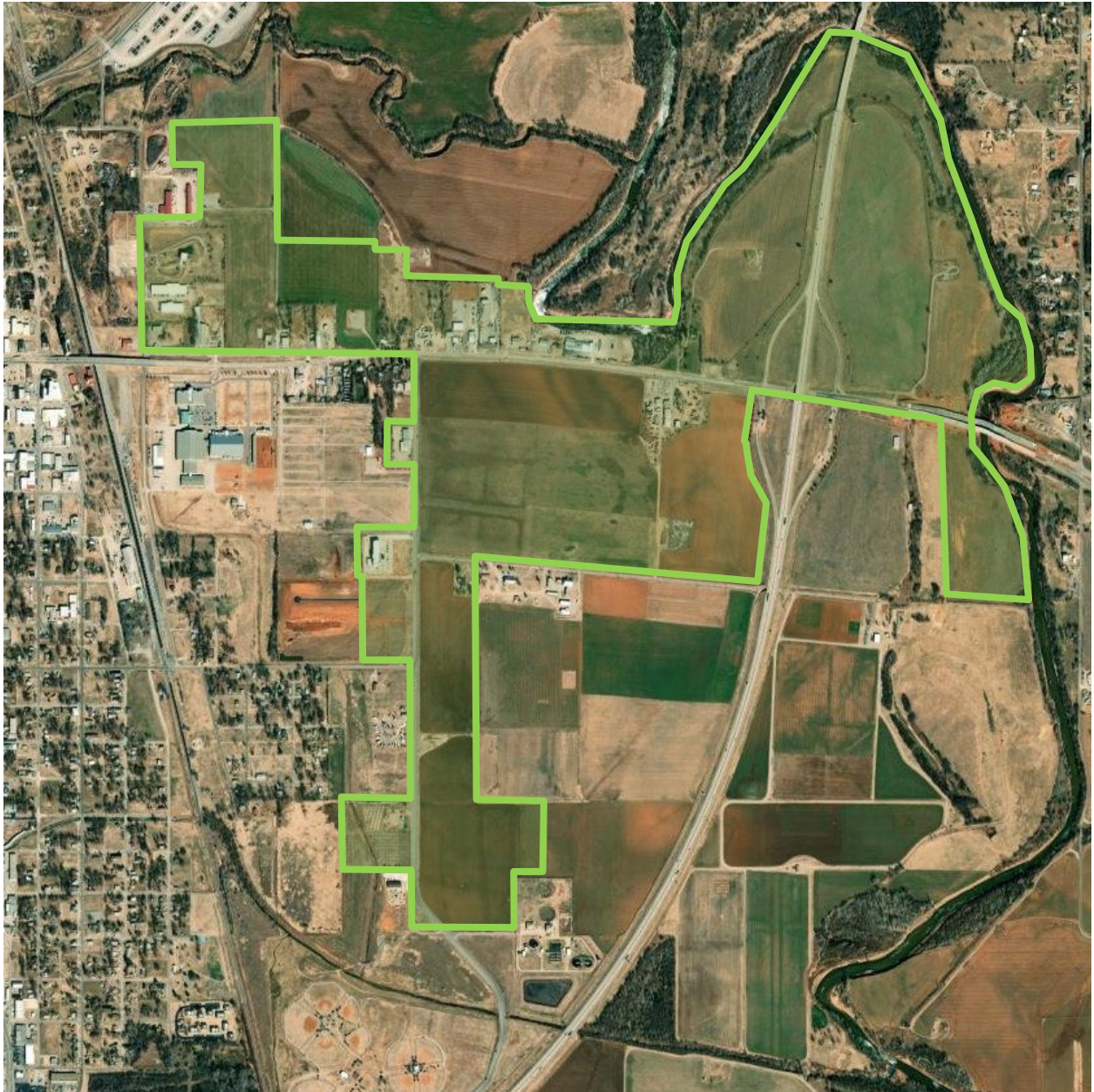
Incremental increases in ad valorem tax revenue, sales and use tax revenue, and hotel tax revenue that are generated within the boundaries of the Increment Districts will serve as the revenue source for financing the proposed Project Costs, including interest and other costs associated with financing said Project Costs. Said revenues are the public revenues directly attributable to the Project resulting from establishment of the Increment Districts.

Susan McDaniels, City Clerk
City of Chickasha, Oklahoma
117 N. 4th Street
Chickasha, Oklahoma 73018
Phone: (405) 222-6001

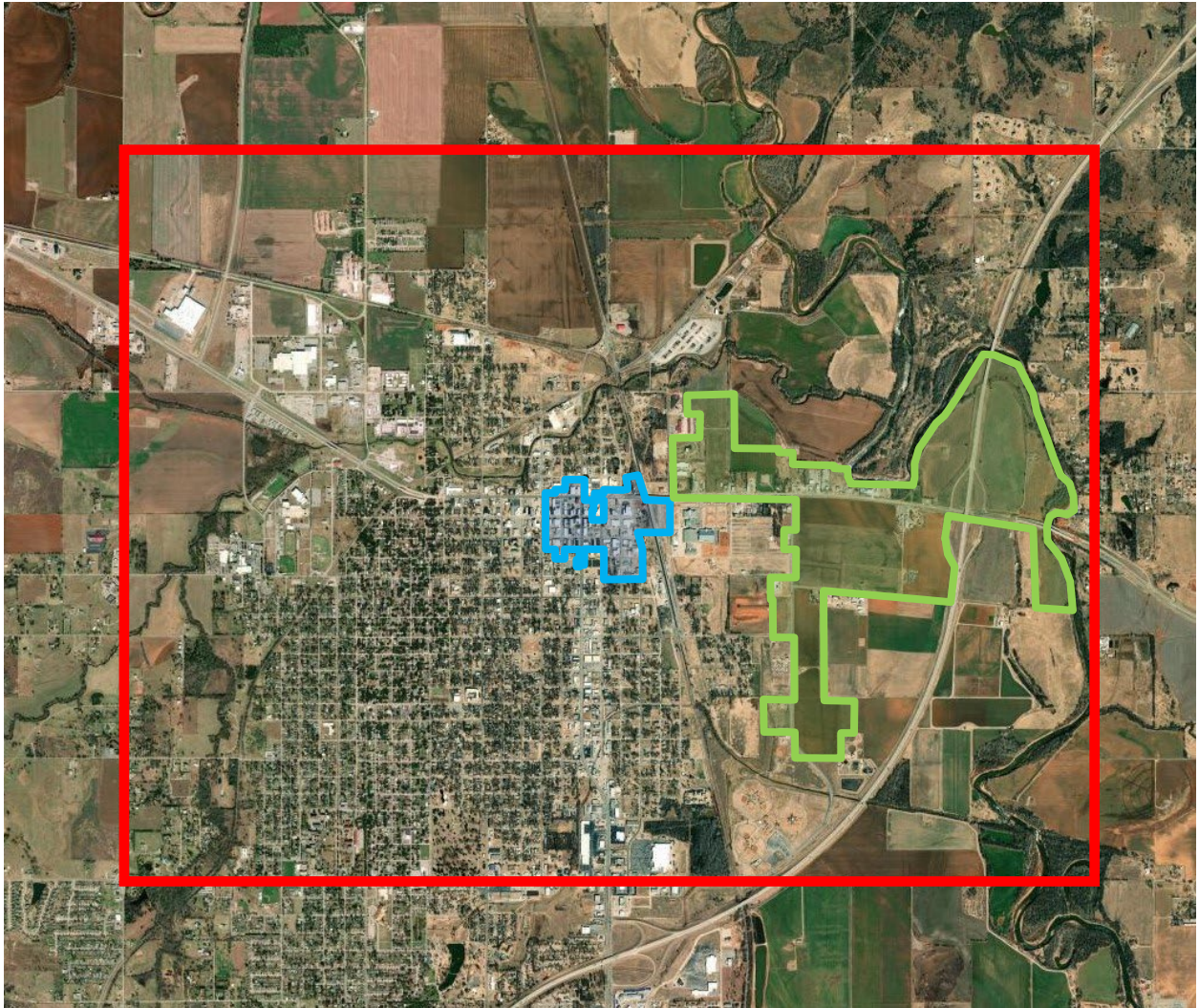
INCREMENT DISTRICT “A” – DOWNTOWN CHICKASHA PROJECT



INCREMENT DISTRICT “B” – HIGHWAY 62 CORRIDOR PROJECT



PROJECT AREA



City of Chickasha

PROPOSED GATEWAY TO CHICKASHA TAX INCREMENT FINANCE DISTRICT

**Presentation to Planning Commission
July 9, 2024**

TAX INCREMENT FINANCE

Tax Increment District (TIF)

- Authorized under Oklahoma Constitution Art 10, Sec. 6C
- Established pursuant to Local Development Act, Title 62, Oklahoma Statutes
- Apportions the “increment” of new tax revenue generated within the district to finance certain identified project costs
- Up to 25 full fiscal years
- TIF is an economic development tool used to incentivize capital investment in undeveloped or underdeveloped property to enhance the tax base and increase employment opportunities within the City.
- Created by City ordinance following completion of the TIF process

TAX INCREMENT FINANCE

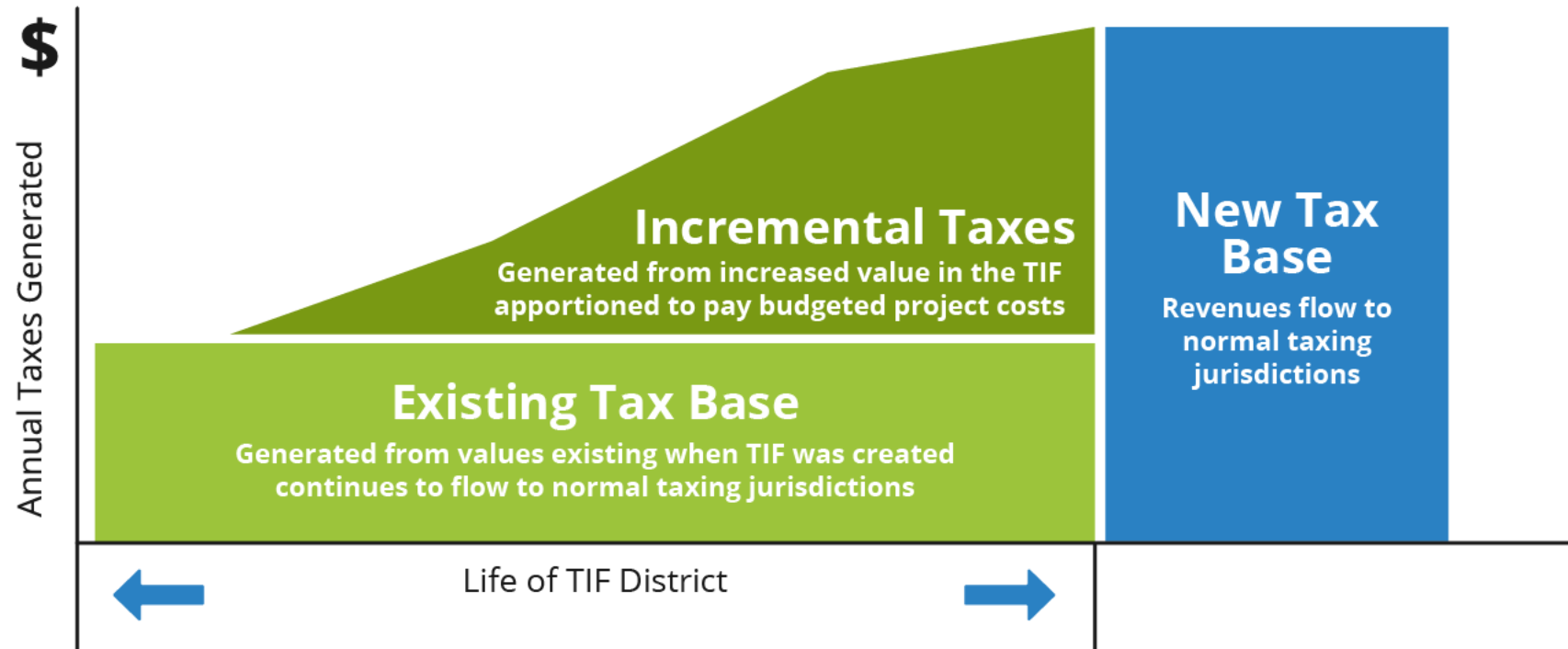
- TIF Districts can only be established in areas that are at least one of the following:
 - a **reinvestment area**: an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, to preserve or enhance the tax base, or in which 50% or more of the structures are at least 35 years old;
 - an area that is blighted, as defined in the Urban Renewal Act;
 - a **historic preservation area**: an area or structure listed in or nominated to the National Register of Historic Places and subject to historic preservation zoning; or
 - an **enterprise area**: an area within a state or federal enterprise zone.

TAX INCREMENT FINANCE

- Ad valorem taxes from the base assessed value continues to go to taxing entities (school district, county, etc.)
- Increment is used to fund eligible project costs. These can include land acquisition, infrastructure, parking, financing and assistance in development finance.
- Can include property tax, sales tax and hotel tax
- Does not affect the tax rate; does not forgive the obligation to pay taxes

Basic TIF Model

Value Generation and Capture



TAX INCREMENT FINANCE

Reasons to Create a TIF District

- Attract Major Investment to the Area
- Serve as a Catalyst for creating new jobs and retain existing jobs
- Promote economic development to increase tax revenues, raise property values and improve economic stability
- Make possible investment and economic development and growth which would otherwise be difficult or impossible without the assistance provided by the TIF
- The “But For” Test – a litmus test for creating the TIF is whether the development would occur, to the same degree, in the same manner, without the creation of the TIF district.

TAX INCREMENT FINANCE

Process to Create a TIF District

- Creation of a TIF Review Committee
 - Representatives from each taxing jurisdiction
 - City Council Representative – serves as Chairperson
 - Planning Commission representative
 - 3 at large members; one must represent the retail industry in the community
- Increment Area and Project Area
 - Increment Area is the area where the incremental increase in tax revenues are collected
 - Project Area is where the funds can be spent
- Preparation of a Project Plan
 - Project Plan is required by state statute
 - Must outline eligibility for creation of the TIF
 - Historic Preservation, Enterprise Area, Reinvestment area
 - Budget
 - Desired outcomes
 - Administration of the TIF
 - Financial impact from the creation of the TIF
 - Maps showing the Project Area and Increment Area

TAX INCREMENT FINANCE

Process to Create a TIF District - continued

- TIF Review Committee meets to consider the Project Plan and make a recommendation to the City Council.
- Planning Commission must review and vote on the Project Plan for conformance with the City's Comprehensive Plan
- Project Plan is approved by City Ordinance
 - Requires 2 public hearings by City Council

TAX INCREMENT FINANCE

Other Considerations:

- Structure the Project Plan to share some of the incremental revenues with the other taxing jurisdictions, especially the school district.
- Carefully develop the increment area to make sure it includes properties that will increase in value.
- Project Area can be larger than the increment area. The Project Area is where TIF revenues can be spent.
- The Project Plan can include more than one Increment Area. Each increment area can be initiated at different dates but must be activated within 10 years of adoption of the Project Plan.

TAX INCREMENT FINANCE

Other Considerations continued:

- Include incremental sales tax and hotel tax revenues:
 - Allows the use of the Leverage Act and demonstrates that the City is also willing to allocate revenues to support the project.
- Oklahoma Local Development and Enterprise Zone Incentive Leverage Act
 - Can only be used in a TIF District
 - Allows cities to capture a portion of the state sales tax to support a project
 - Project must prove a benefit to the state in increased taxes

Proposed Gateway to Chickasha Increment District

Two primary development components:

- Downtown Chickasha Project and along Highway 62 Corridor Project
- Captures 50% of the ad valorem tax increment
 - Remaining 50% is allocated back to the affected taxing entities
- Captures 50% of sales tax revenues equal to 2.125% of 4.25% levied by City
- Captures 50% of the Hotel/Motel Taxes equal to 4% of 8% levied by City
- Will utilize 100% of the Leverage Act payments made by the State of Oklahoma
- Authorized Project Costs of \$581.6 million, primarily infrastructure
- Estimated total increment revenues of \$35.59 million

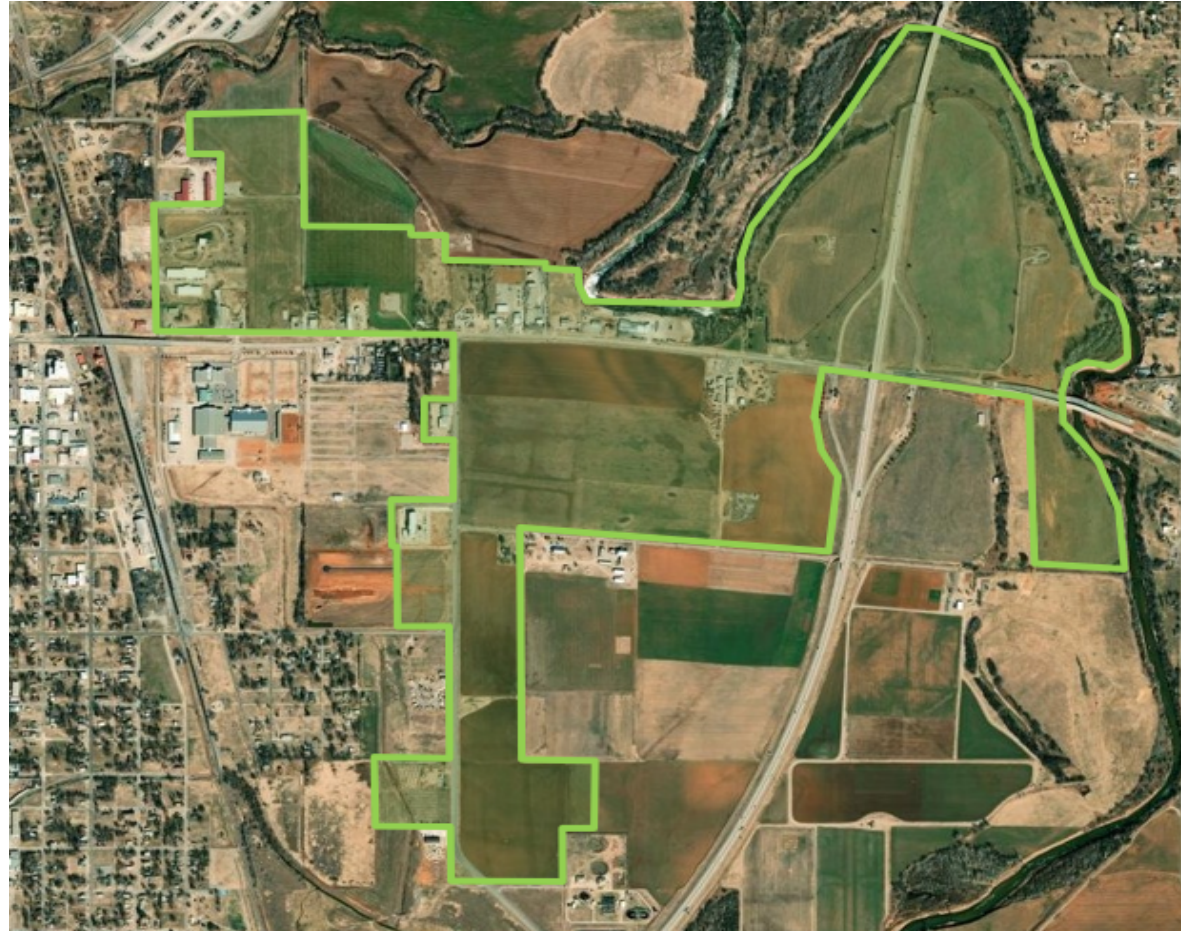
Proposed Gateway to Chickasha Tax Increment District

Objectives :

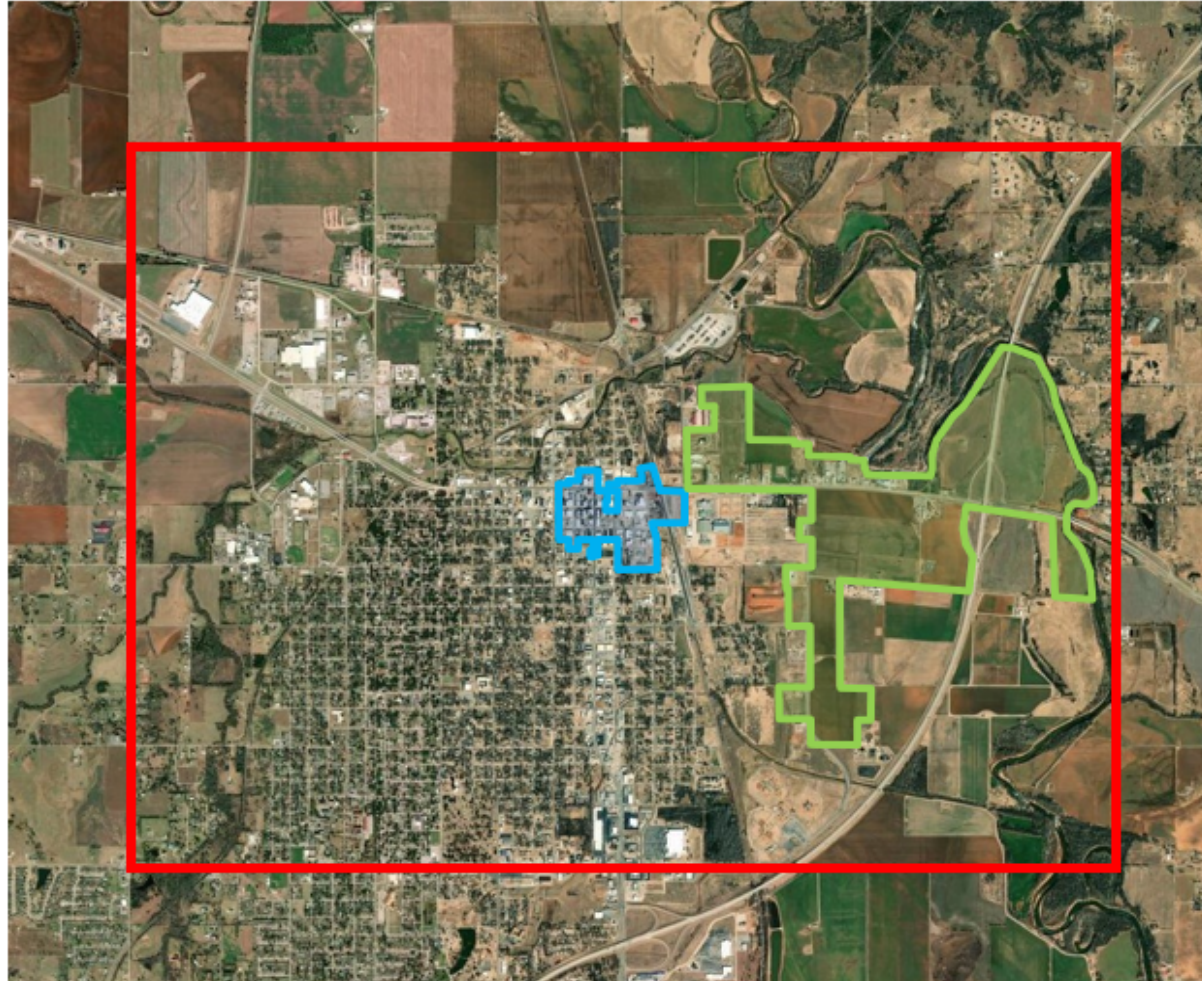
- Create significant developments within the City that will act as a catalyst for additional development within the community
- Attract major investment in the area
- Serve as a catalyst for retaining and expanding employment in the area
- Promote economic development to increase tax revenues, raise property values, and improve economic stability
- Preserve and enhance the tax base
- Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes, sales and use taxes, and hotel/motel taxes from within the Increment Districts



Gateway to Chickasha Tax Increment District Highway 62 Corridor Project



Gateway to Chickasha Tax Increment District Project Area



Proposed Gateway to Chickasha Tax Increment District

What are the identified Project Costs?

- Infrastructure to support new development including design, planning, engineering, acquisition, site preparation and construction - \$551.6 million:
 - \$153.9 million for Water System Improvements
 - \$141.4 million for Sewer System Improvements
 - \$33.3 million for Storm Water Drainage Improvements
 - \$131.1 million for Street and Bridge Improvements
 - \$91.9 million for ~20% Contingency
- Assistance in development finance as a reimbursement of project costs - \$30 million;
- Direct or administrative costs - \$650,000;
- Interest and financing costs and fees for debt issuance to fund project costs:
 - Not in excess of \$780 million.

Proposed Gateway to Chickasha Tax Increment District

What are the projected TIF revenues?

- Estimated \$10.54 million in aggregate Ad Valorem TIF revenues
 - \$5.27 million allocated to TIF Project Costs
 - \$5.27 million allocated to affected taxing entities
- Estimated \$57.2 million in aggregate Sales and Use Tax revenues
 - \$28.6 million allocated to TIF Project Costs
 - \$28.6 million retained by the City for authorized Sales tax purposes
- Estimated \$3.44 million in aggregate Hotel Tax revenues
 - \$1.72 million allocated to TIF Project Costs
 - \$1.72 million retained by the City for authorized Hotel tax purposes
- Leverage Act payments of a projected additional \$30.32 million for Project Costs.

Proposed Gateway to Chickasha Tax Increment District

Oversight of TIF Revenues

- City will apportion TIF revenues pursuant to the respective Project Plan
 - City Manager listed as person in charge of implementation
 - City will approve public agreements with developers as appropriate
 - City will disburse other taxing entities allocation of Ad Valorem TIF Revenues
- Assistance in Development Financing for Developers
 - Direct Incentive representing reimbursement of public infrastructure costs incurred by developer(s) on behalf of City
 - Pursuant to a public development agreement approved by City and/or public trust on behalf of City
- Infrastructure Projects undertaken by City
 - Public construction contracts (subject to competitive bidding), approved by City, subject to City annual audit

Proposed Gateway to Chickasha Tax Increment District

Expected Impacts of Projects

- Impacts on Taxing Entities
 - Increase in population/students and associated needs (capital infrastructure and service demands)
 - Taxing Entity Revenue allocation to other taxing entities provides enhanced funding
 - Estimated to \$5.27 million
- Destination experiences will attract increased visitors to the City
 - These visitors result in new spending within the City that will enhance sales and hotel tax collections benefiting City's ability to fund other public improvements
- Ancillary development outside of TIF districts may generate additional revenue for taxing

Proposed Gateway to Chickasha Tax Increment District

Expected Impacts of Projects

- New investment and business creation
- New business inside Increment District areas will create short-term and long-term employment opportunities
 - Short-term and long-term payroll will likely result in increased spending within the City benefitting local businesses
- Destination experiences will attract increased visitors to the City
- These visitors result in new spending within the City that will enhance opportunities for local merchants to provide additional goods and services

Proposed Gateway to Chickasha Tax Increment District

Remaining Steps

- June 12, 2024 (W) – Final TIF Review Committee
 - Recommended approval of Chickasha Gateway TIF District and Increment Areas A and B
- July 9, 2024 (T 4:00pm) – Planning Commission Regular Meeting
 - Consider recommendations on approval of Chickasha Gateway TIF District and Increment Areas A and B
- August 5, 2024 (M 6:30pm) – City Council Meeting – Public Hearing #1
- August 19, 2024 (M 6:30pm) – City Council Meeting – Public Hearing #2
- September 3, 2024 (T 6:30pm) – City Council Meeting to consider adoption of TIF ordinances (Chickasha Gateway and Increment Areas A and B)