

## PHASING PLAN

This Phasing Plan dated March 14, 2025 is submitted to the Norman Tax Increment Finance Authority, a public trust having the City of Norman as its beneficiary (“NTIFA”) by UNP North, LLC, an Oklahoma limited liability company (“Landowner”) and the Cleveland County Recreational and Entertainment Facilities Authority, a public trust having Cleveland County as its beneficiary (“CC Trust”) in accordance with Section 3.02 and Section 4.02 of the Economic Development Agreement: Rock Creek Entertainment District dated September 17, 2024 by and among the City of Norman, a municipal corporation, NTIFA, Landowner and CC Trust.

### PART 1 – ANCHOR PROJECT

Component	All necessary infrastructure to service the Anchor Project and portions of the Mixed Use Project
Phase	Phases 1, 2 & 3
Proposed Construction Time Frame	01/01/2026 – 12/31/2032
Anticipated Investment	\$39,242,288

Component	Multipurpose performance venue and sports arena anchor containing approximately 8,000 seats in various configurations and 1,200 space parking garage
Phase	Phase 1
Proposed Construction Time Frame	11/01/2026 – 12/31/2029
Anticipated Investment	\$325,000,000

### PART 2 – MIXED USE PROJECT

Component	All necessary public and private utility and stormwater infrastructure to service all components of the Mixed Use Project
Phase	Phases 1, 2 & 3
Proposed Construction Time Frame	01/01/2026 – 12/31/2032
Anticipated Investment	Included in infrastructure component described in Part 1 - Anchor Project (\$39,242,288)

Component	Outdoor community plaza
Phase	Phase 1
Proposed Construction Time Frame	07/01/2027 – 06/30/2029
Anticipated Investment	\$3,171,250

Component	140,000 square feet of retail and restaurant space
Phase	Phase 1
Proposed Construction Time Frame	07/01/2027 – 06/30/2029
Anticipated Investment	\$78,875,000

Component	150-room, select service hotel
Phase	Phase 2
Proposed Construction Time Frame	01/01/2031 – 12/31/2032
Anticipated Investment	\$25,000,000

Component	Up to 180,000 square feet of Class A office space built in phases based on market demand
Phase	Phase 2, subject to market demand
Proposed Construction Time Frame	01/01/2031 – 12/31/2032, subject to market demand
Anticipated Investment	\$30,953,568, subject to market demand

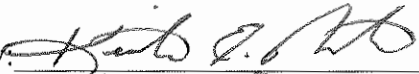
Component	Approximately 500 multifamily housing units built in phases based on market demand
Phase	Phases 1 & 3, subject to market demand
Proposed Construction Time Frame	07/01/2027 – 12/31/2032, subject to market demand
Anticipated Investment	\$101,819,614, subject to market demand

Component	Additional multifamily housing units and/or up to 177 medium density housing units built in phases, based on market demand
Phase	Phase 3, subject to market demand
Proposed Construction Time Frame	01/01/2031 – 12/31/2032, subject to market demand
Anticipated Investment	\$18,500,000, subject to market demand

*<Signature pages follow.>*

LANDOWNER:

UNP NORTH, LLC, an Oklahoma limited liability company

By:   
Name: Keith E. Peters  
Title: Manager

CC TRUST:

CLEVELAND COUNTY RECREATIONAL AND  
ENTERTAINMENT FACILITIES AUTHORITY,  
a public trust having Cleveland County as its  
beneficiary

By: 

Name: JACOB McHughes

Title: County Commissioner

Approved by:

NTIFA:

NORMAN TAX INCREMENT FINANCE  
AUTHORITY, a public trust having the City of  
Norman as its beneficiary

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

Name: \_\_\_\_\_

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