

**DISTRICT PLAN FOR  
DOWNTOWN NORMAN  
BUSINESS IMPROVEMENT DISTRICT  
IN THE CITY OF NORMAN, OKLAHOMA**

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The Downtown Norman BID Association (the "Association") presents this Plan for the Downtown Norman Business Improvement District (the "Plan") in the City of Norman, Oklahoma (the "City") for the purpose to create a business improvement district ("BID") pursuant to the Oklahoma Improvement District Act, Title 11, Oklahoma Statutes, Section 39-101, *et seq.* ("Act").

**WHEREFORE**, the undersigned set forth this Plan, pursuant to the Act, in furtherance of the creation and establishment of the BID for the purposes of providing for the long-term maintenance, marketing, and management of the Downtown Norman BID as described herein;

**WHEREFORE**, the Benefited Properties, as defined in section 5.1, are those properties located within the BID that will receive services and improvements pursuant to the Plan as provided for in the Budget;

**WHEREFORE**, the description, boundaries, and area comprising the BID are those properties benefiting from the assessment, as well as the public streets, sidewalks, and other public spaces detailed in the Plan (the "District");

**WHEREFORE**, the BID will be administered by the Association, which shall establish a governing body consistent with the requirements in the Plan and its Bylaws;

**WHEREFORE**, the annual assessments will be assessed against the Benefited Properties by the City pursuant to the specific formulas described herein and paid by the City to the Association as provided for in the Plan;

**NOW THEREFORE**, in furtherance of the purpose of the Plan, the Association will govern, manage, and operate the BID as further set forth herein:

**1.0. District Description.**

**1.1. Boundaries and Area.** The District shall be the area designated in this Plan to benefit by services and improvements with property owners within the District boundaries being subject to payment of special assessments for the costs of the services and improvements as set forth in this Plan. The District is generally located in Downtown Norman, Oklahoma. The District is divided into three designated service area levels for which services and improvements will be provided based. The District consists of properties located along Main Street from Park Avenue on the west to Porter Avenue on the east (the "Main Area"). The District also includes properties located along Gray Street from the parcels with an address of 429 on the north and 432 on the south sides of West Gray as the western boundary to the parcels with an address of 415 on the north and 418 on the south sides of West Gray as the eastern boundary ("Gray Area"). The District also includes properties located along James Garner Avenue, from Tonhawa Street on the north to Symmes Street on the west side of James Garner, and the alley between Eufaula Street and Symmes Street on the east side of James Garner as the southern boundary (the "James Garner Area"). Finally, the District will include

cross streets located within the District to include the north and south streets of Porter, University, Webster, Santa Fe, Peters, and Crawford; and the east to west streets of Tonhawa, Comanche, Eufaula, and Main Street between Porter Avenue and Ponca Avenue (the “Cross Streets Area”). Certain properties located within the District may be exempted from assessment as discussed in the Plan. The Main Area, Gray Area, James Garner Area, and Cross Streets Area are collectively referred to as the District, the Areas, and / or the Boundaries. A map of the entire District is attached as Exhibit “1.”

**2.0. District Profile.** The District is in the Downtown section of Norman, Oklahoma. The District is generally comprised of four major commercial roadways: Main Street, Gray Street, Porter Avenue, and James Garner Avenue. Downtown Norman is one of Norman’s largest commercial districts with tens of thousands of square feet of office and retail space. The District is also home to many local small businesses and numerous arts and cultural venues. The District is home to more than ten thousand jobs, and is visited by more than 500,000 tourists each year. Historically, Downtown was Norman’s premier commercial, retail, civic and entertainment center, comprised of office buildings, the Sooner Theatre, and a retail/entertainment corridor, including more than 40 local bars and restaurants. The District contains approximately three hundred properties, which are a variegated mix of old, rehabilitated, and new construction; historic and modern architecture; taxpayers, tenements, loft/warehouses and office/residential towers; and vacant development sites. Uses are also wide-ranging: ground-floor retail, above-street-level commercial and office, government offices and public sector tenants, residential uses generally above the ground floor, with a scattering of religious, educational, and cultural uses throughout. New development is yielding a true mix of uses, with new residential and retail space currently in construction, and academic, cultural, and commercial uses in the planning phase. The District is located within the City’s Ward 4 council district and within Cleveland County District 1.

**2.1. Present Zoning / Uses of District Property.** The District contains primarily commercial zoning with mid-to-high-density commercial districts allowing a range of office, retail, residential and community facility uses; the western portion of the District, generally west of the railroad tracks, is zoned Center City Form Based Code, a special zone used to promote higher density in a vibrant, inviting and walkable environment, with mixes of commercial, restaurant, retail and residential uses. Portions of the District are also affected by the Porter Corridor Overlay District, adopted in 2010 to provide a buffer between commercial and residential uses to protect land use types while encouraging redevelopment.

**2.2. Not-for-Profit, Institutions, and Public Uses.** Within the District boundaries, arts and cultural uses can be found, such as MAINSITE Contemporary Art and Sooner Theatre. The District includes the municipal complex of the City of Norman and Cleveland County governmental offices. The District also includes various religious and not-for-profit organizations.

**2.3. Transportation / Parking.** The District is well served by a comprehensive public transportation network. Bus lines are available to connect Downtown with the rest of the City, and the Depot has Amtrak service that runs from Oklahoma City to the Dallas-Fort Worth metroplex. The District is also served by on-street angled parking along Main Street, Gray Street, James Garner Avenue, and Porter Avenue. The District includes two existing public parking lots on Gray Street and numerous private-owned parking lots.

3.0. **BID Services.** The Association intends to provide a program of services and improvement for the betterment of the property owners in the District for the assessments paid to the Association (the "Program"). The services to be provided pursuant to this Plan (the "Services") shall include the services budgeted for and required for the management, maintenance, and marketing of the District. The purpose of the Services will be for the enjoyment, protection, and general welfare of the public; the promotion and enhancement of the District; and to meet the needs identified by members of the District. The Services shall not take the place of, but shall supplement the Base Services provided by the City and assumed by the Association. The Services shall be performed under the direction of the Association. The level of Services will vary by District Area based on the annual budget adopted by the Board of Directors of the Association.

3.1. **Maintenance Program.** The Maintenance Program is intended to primarily include street, sidewalk, and vegetation Maintenance. The Maintenance Program may include, but shall not be limited to, the sweeping and cleaning of sidewalks, curbs and gutters; emptying of pedestrian trash receptacles, cleaning of street furniture, maintenance of street trees, plantings, and tree pits; and snow removal, as may be budgeted for. Special attention will be paid to problems of over-flowing trash receptacles, general sanitation problems, and general appearance of the District, which may negatively impact the desire to have a vibrant shopping and destination area in downtown Norman. These Maintenance Program services may include such equipment and supplies that are required to deliver the Services. The Program may include other maintenance services necessary to achieve a clean and inviting environment.

3.2. **Marketing Program.** The Marketing Program will include marketing, promotion, and advertising, including digital marketing and advertising, for the District, including joint advertising, special events, festivals, and publications (such as business directories, maps, etc.). The purpose of the Marketing Program is to increase business and visitor activity for all retailers, restaurants, arts, and other businesses within the District and the overall promotion of the District. Holiday and seasonal decorations may include the installation of ornaments and/or lighting in the District during holidays and for other special events. The Marketing Program services will be provided by either the Association's staff or independent contractors as further described in the Management Program.

3.3. **Management Program.** The Management Program will consist of three primary purposes. The first purpose is Economic Development initiatives and activities, which may include the operating of business attraction and retention programs, a storefront improvement program, creating heritage tourism links, and hiring a professional to manage the Association. The second purpose is the administration of the District on behalf of the Association. The administration of the District shall be by salaried staff or independent contractors, which may include an Executive Director, Community Liaison, clerical and bookkeeper support, other special staff and/or consultants that the Association may, from time to time, deem necessary. The Executive Director will oversee the Association's compliance with the Plan for the benefit of the District property owners. The Executive Director will serve as spokesperson for the Downtown property owners and tenants as authorized by the Association's Board of Directors and with permission of the individual owner and / or tenant. Administrative expenses may include office rental, utility services, equipment, supplies and insurance, mailings to owners and tenants, and newsletters. Legal and accounting services will be contracted on an as-needed basis. When possible, in-kind services will be used. Finally, the Management Program may include a Security Program, which may consist of unarmed patrol of the District, creation of a

Neighborhood Watch and/or safety education programs. A licensed and bonded security company could also work in conjunction with the Norman Police Department and Cleveland County Sheriff's Office to provide services during weekends, special events, holidays, and as otherwise provided for by the Association's budget.

3.4. **Additional Services**. Subject to any approvals and controls that may be required by the Board of Directors of the Association, the District may provide such additional services as are permitted by law.

3.5. **Implementation**. It is anticipated that the Association will commence Services during the first year of the Plan. The level of Services for the Maintenance, Management, and Marketing Programs may vary by District Area and as budgeted on an annual basis by the Association's Board of Directors.

3.6. **General Provisions**. All Services funded by the assessments on property owners within the District shall be in addition to (and not in substitution for) any required and customary municipal services provided by the City. All Services need not be performed in every year of the Plan. The staff and/or contractors of the Association may render such administrative services as are needed to support performance of the Services. In the event that the sources of funding as hereinafter described do not, in the aggregate, provide the revenues equal to or exceeding the Association's Total Annual Budget Amount for such year of the Plan, the Association may forego providing one or more of the Services in order to have revenues sufficient to pay any debt service required in the Budget and / or to ensure a reasonable carry-over to continue the orderly administration of the BID.

4.0. **BID Improvements**. The Improvements proposed in the BID would be in the public space within the District. These Improvements may include amenities to identify, enhance and beautify the District, including but not limited to: (a) sidewalk plantings, tree, shrubs and flowers in tubs, at grade or above ground level; (b) sidewalk signage, logos, banners, medallions and/or plaques identifying the District; and (c) street, sidewalk, public art, and other public space amenities to improve tourism, appearance, and pedestrian circulation and safety. Improvements may also include, but are not limited to:

- a. Trash receptacles
- b. Lighting
- c. Signage / identification markers
- d. Key building identification
- e. Banners and/or medallions
- f. Technology features such as charging stations, Wi-fi, etc.
- g. Benches and/or street furniture
- h. Information boards and kiosks

4.1. **Implementation**. Improvements may be implemented on an as-needed basis and as provided for by the Association's Budget. Improvements may be made at specific locations within the District to ensure that Services being provided to property owners can be provided across the District areas.

4.2. **General Provisions.** Improvements funded by Assessments shall be in addition to, and not in substitution for, the required and customary municipal improvements provided by the City on a citywide basis. The staff and/or subcontractors of the Association may render such administrative services as are needed to support installation of the Improvements.

5.0. **Proposed Sources of Funding.** The proposed sources of funding for all Services and Improvements to further the purpose of the BID, shall be the sources of funding described in section 5 of the Plan. Subject to requirements of the law, the Association may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

5.1. **Assessments.** By virtue of this Plan, the City will levy, collect, and then disburse to the Association, the property owner assessments with respect to the properties located within the District. The assessment to provide the Services and Improvements shall benefit all properties within the District (the "Benefited Properties"). The specific Services or Improvements to be provided may vary by the defined areas within the District. The Benefited Properties are identified by the District Map, and are listed in the attached Exhibit "2."

The assessments, as described herein below, shall be defined as "Assessments."

5.1(a) **Assessments, General.** To support the Budget necessary to provide the Services and Improvements in the District as herein described, all real property in the District shall be assessed in approximate proportion to the benefit the property which receives the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District, shall yield an amount sufficient to meet the District's annual budget as determined by the Association. The amounts, exclusive of debt service, assessed and levied each year against the Benefited Properties as Assessments, may not exceed 30% of the total annual budgeted amount as determined by the Association to provide the Services and Improvements intended to benefit the District. The assessment formula shall generally include a taxable value component, an acreage component, and a linear frontage footage component (collectively, the "Assessment Formula").

5.1(b). **Assessments, Taxable Value.** All Benefitted Properties within the District shall be assessed based on the taxable value of the property as determined by the Cleveland County Assessor. The taxable value assessment rate shall be eight percent of one percent of taxable value for each individual property's taxable value as determined for each year of the Plan. For example, if the taxable value of a property is \$100,000, then this value would be multiplied by .0008 to determine the amount of the assessment (e.g., \$120 for each \$100,000 in taxable value).

5.1(c). **Assessments, Acreage Basis.** All Benefitted Properties within the District shall be assessed based on the acreage of the property as determined by the Cleveland County Assessor. The acreage assessment shall be \$1,100 for every acre of land and on a pro rata basis for any partial acre.

5.1(d). **Assessments, Linear Front Footage.** A linear front footage ("LFF") assessment shall apply to Benefitted Properties in the Main Area, Gray Area, James Garner Area, and Porter Area. The linear front footage assessment shall consist of three areas.

**LFF Area # 1** – The Main Area shall include those properties with frontage along Main Street. The rate to be assessed for frontage along Main Street shall be \$7.50 per linear foot.

**LFF Area # 2** – The Gray Area and James Garner Area shall each respectively be in area # 2 once the anticipated two-way roadway conversions of the Gray Street, intersection and roadway improvements on James Garner, and related streetscape improvements are substantially completed by the City. Once these public improvements are determined by the City to be substantially complete, the Gray Area properties or the James Garner Area properties will be assessed at a rate of \$5.00 per linear foot along either Gray Street or James Garner Avenue. Until the improvements are substantially completed, the Gray Area and James Garner Area properties will be assessed as area #3.

**LFF Area # 3** – The Cross Street Area shall include those properties with frontage along Porter, Crawford, Peters, Santa Fe, Webster, University, Tonhawa, Comanche, and Bufaula. The rate to be assessed for frontage along any of these cross streets shall be \$2.50 per linear foot per street. The Gray Area and James Garner Area properties will be assessed at the LFF Area # 3 rate until the public roadway improvements are substantially completed.

5.1(e). **Residential Property Assessment.** Properties zoned single family residential or devoted in whole to single family residential uses shall be exempted from any assessment in the District. Any mixed use and / or multi-family residential properties shall be assessed based on the area within the BID that the property is located.

5.1(f). **Government Property.** All government owned property devoted entirely to public use shall be subject to assessment as set forth herein. LFF Assessments for each parcel owned by a government entity will be imposed as set forth in Section 5.1(d) herein. Taxable value for government parcels will be determined utilizing the average taxable value in the District per acre multiplied by the acreage of each government owned parcel. The taxable value assessment rate shall be the same as set forth in Section 5.1(b) herein. Government owned properties devoted in whole or in part to commercial or for-profit uses shall be assessed based on the District area in which the property is located. Taxable value for government owned parcels being used for commercial purposes shall be the greater of the average taxable value in the District per acre multiplied by the acreage of each government owned parcel; or the taxable value of the personal property located on the government owned parcel being used for commercial purposes.

5.1(g). **Not-for-profit Property; Utilities.** A not-for-profit shall be defined as an entity recognized as a 501(c)(3) by the Internal Revenue Service, a church, religious organization, or as otherwise determined by the Cleveland County Assessor. Not-for-profit owned property or a utility owned property devoted primarily to not-for-profit use or utility use shall be exempt from District assessment. They may, however, choose to make voluntary annual contributions to the BID's Budget. Not-for-profit owned properties devoted in whole or in large part to commercial or for-profit uses shall be assessed based on the District area in which the property is located. Taxable value for not-for-profit owned parcels being used for commercial purposes shall be the greater of the average taxable

value in the District per acre multiplied by the acreage of the not-for-profit owned parcel(s); or the taxable value of the personal property located on the not-for-profit owned parcel(s) being used for commercial purposes.

5.2. **Source of Funding: Agreement with City.** The Association anticipates entering into an agreement with the City that would provide funding for the Association to provide the base level of maintenance currently provided by the City within the District. Funding for these services will be provided for in such agreement with the City, and not from Assessments.

5.3. **Source of Funding: Grants and Donations.** The Association may accept grants and donations from private institutions, the City, other public and private entities and individuals, and other not-for-profit organizations. To the extent grants and donations are for designated purposes, those funds may not be utilized towards satisfying the operating budget for the District.

5.4. **Source of Funding: Borrowing.** The Association may borrow money from a private lending institution, the City, other public and private entities or individuals, and other not-for-profit organizations for the purpose of funding operations or Improvements, so long as such borrowing is allowed by law and the Bylaws of the Association. Further, the Association may borrow funds subject to the following: (a) the use of monies received by the Association from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to: (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any requirements imposed by the City or by any other public entity, as the case may be; and (b) any loans which the Association may enter into as borrower shall be subject to terms and conditions of this Plan.

5.5. **Source of Funding: Charges for User Rights.** The Association may, in accordance with the terms and conditions of this Plan, impose a charge as consideration for the approval of events within the District and for the sub-granting or sub-licensing of user rights as herein defined.

5.6. **Source of Funding: Other.** The Association may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law. Any other sources of funding not specifically resulting from assessments do not have to be included in the revenues for the Budget.

5.7. **Assignment of Funding.** The Association may assign these revenues for the purpose of securing loans which the Association may enter as allowed by the Plan, provided such assignments are subject to the terms and conditions of this Plan.

6.0. **Annual Budget and Annual Expenditures.** The Association will establish an annual budget for Services, to include the Maintenance Program, Marketing Program, and Management Program, and for any Improvements, for the BID District. The Association's annual expenditures will not exceed the budgeted amount plus any reserve (or carry-over) funds. Each year the Association will establish an annual budget and annual expenditures for Services and Improvements for the Benefited Properties within the District.



6.1. **First Year Budget.** It is estimated that the Association's first year budget of proposed expenditures for Services and Improvements for the Benefited Properties in the BID District will be as follows:

6.1(a). **For Services:**

- i. Maintenance Program: \$100,000
- ii. Marketing Program: \$ 40,000
- iii. Management Program: \$ 62,600

6.1(b). **For Improvements:** \$ 25,000

6.1(c). **City Administration Fee:** \$ 5,690

**TOTAL FIRST YEAR BUDGET \$233,290**

6.2. **Subsequent Budgets.** The Association shall establish for each year of the Plan a proposed budget of expenditures. Such proposed budget shall: (i) reasonably itemize the purposes for which monies are proposed to be expended by the Association; (ii) specify the amount, if any, proposed to be expended by the Association for debt service; and (iii) set forth the total amount to be expended (the "Total Annual Budget Amount"). A proposed budget for any year of the Plan shall be referred to as a "Budget." The Budget should be approved by the Association in ample time to allow for the calculations necessary for the Assessment Formula and for the Association and City to levy the assessments against the Benefited Properties.

6.3. **Assessments for Budget Needs.** To raise the funds necessary on an annual basis for the Budget, the Association may proportionally increase or decrease the Taxable Value portion of the Assessment Formula, the Acreage portion of the Assessment Formula, and the Linear Front Footage portion of the Assessment Formula, with each portion bearing approximately thirty-three percent (33%) of the burden or benefit to fund the budgetary needs of the Association in any specific year; provided however, that no single component will exceed forty percent (40%) of the Assessment Formula and no single component will account for less than thirty percent (30%) of the Assessment Formula.

6.4. **General Provisions.** The Association shall make no expenditure of monies other than in accordance with and pursuant to: (a) a Budget approved by the Directors of the Association; and (b) the provisions in this Plan. The Association may carry over funds from one year of the Plan to the next and said carry over funds may be expended in subsequent years. To the extent the Association does not collect the revenues budgeted, the Association may reduce the Services and Improvements to be provided to the Benefited Properties, as necessary, to ensure adequate funding is available for the Association.

**7.0. District Management Association.** The Association established for the BID shall be incorporated under the State of Oklahoma Not-for-Profit Corporation Law. The Association shall be organized for the purpose of executing the responsibilities and duties set forth in this Plan, and as required by applicable law. Furthermore, the Association shall carry out the activities prescribed in the Plan and shall promote and support the District. Additionally, the Association shall be organized exclusively for purposes as specified in Section 501(c) of the Internal Revenue Code. The Board of Directors (the "Board") and classes of voting membership and any non-voting membership will be described in the Association's Bylaws. The Board and voting classes may be composed of:

- (i) Owners, or representatives of owners, of real property located in the District;
- (ii) Representatives of not-for-profit organizations operating within the District;
- (iii) Representatives of tenants located within the District;
- (iv) Persons with specialized professional experience, such as attorneys, accountants, architects; and
- (v) Public representatives as recommended by the City and County.

The rules and regulations proposed for governing operation of District and the provision of Services and Improvements by the Association are set forth in the Plan and as further described in the Bylaws of the Association.

**8.0. City Grant; Association Authority**

**8.1. City Grant.** The City hereby grants permitting and licensing rights to the Association for the permitting of commercial or non-commercial activities or other private uses of the streets, street closure permissions, sidewalks, or other public parts of the District in which the City has any real property interest (the "User Rights") within the District. Such User Rights are not intended to replace any City requirements or permit processes set forth in the Norman Municipal Code, as may be amended from time to time. The City hereby specifically agrees that no permit, license or grant of User Rights for any commercial or non-commercial activities or other private uses of streets, closure of public streets, sidewalks, or other public areas within the District shall be approved by the City without the prior authorization being granted by the Association.

**8.2. Association Authority.** The Association shall have the authority to approve or deny any license or permit for any commercial or non-commercial activities or other private uses of the streets, the closure of public streets, sidewalks, or other public parts of the District in which the City has any real property interest.

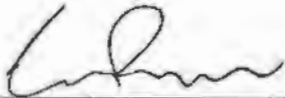
**8.3. General Powers.** The Association is hereby empowered to establish non-discriminatory policies and procedures for interested parties to apply to the Association for a license / permit for User Rights of public spaces located within the District. The Association may assess a reasonable charge upon applicants for such grant of permit or licensing rights. The Association may also impose reasonable requirements upon any applicant for the granting of any permit or license for activities within the District.

9.0. **Association, Duties.** The Association shall have the duty to provide the Services and Improvements in the Plan for the term of the Plan. The Association shall also have the duty to deliver the Services and Improvements in the Plan to the Benefited Properties within the bounds of the Budget of the BID District. The Association may also enter into any sub-contracts necessary to provide the Services and / or the Improvements.

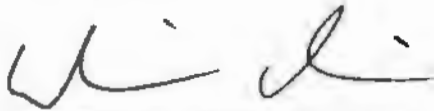
10.0. **City, Assessment Duties.** Pursuant to the terms, conditions and requirements of the Plan, the City shall levy, collect and disburse to the Association, the Assessments against the Benefited Properties. The disbursements shall be made in accordance with general procedures for the payment of other City expenditures. The City may assess an administrative fee against the BID of no more than 2.5% of the collected assessment revenue. Should the City elect to assess a fee, the City will notify the Association in writing no less than sixty days before the commencement of each fiscal year.

11.0. **Term.** The commencement date of the BID is January 1, 2023, and shall continue thereafter for ten (10) years.

This District Plan for Downtown Norman Business Improvement District in the City of Norman, Oklahoma is hereby approved this 3<sup>rd</sup> day of June, 2022, by a majority vote of the Board of Directors of the Association.



President / Chair of the Association



Secretary of the Association

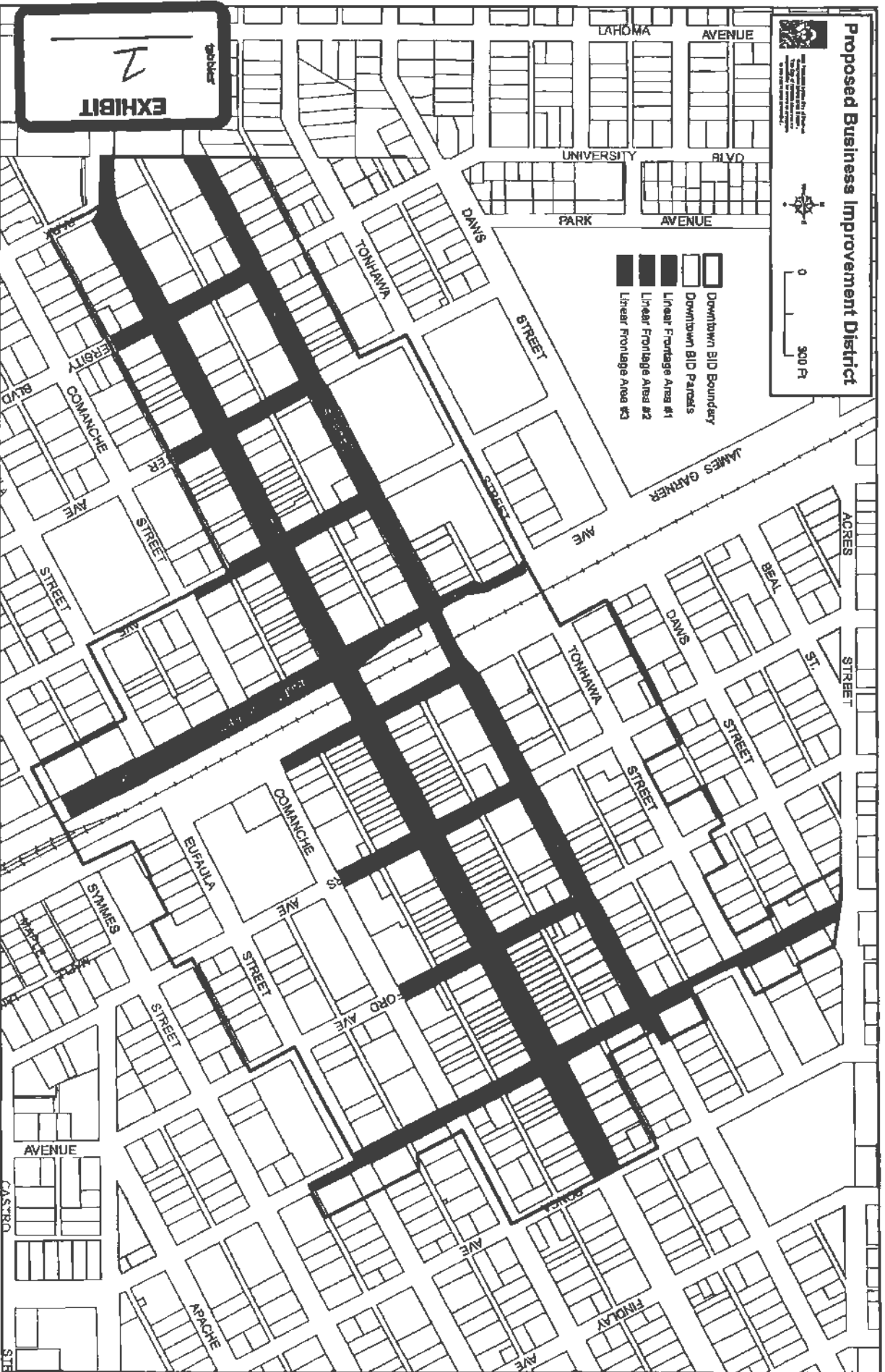
Proposed Business Improvement District



0 300 Ft

- Downtown BID Boundary
- Downtown BID Parcels
- Linear Frontage Area #1
- Linear Frontage Area #2
- Linear Frontage Area #3

EXHIBIT 2



Properties within proposed Business Improvement District

<u>User Account #</u>	<u>Owner Name</u>
R0037774	102 WEST EUFAULA, LLC
R0037773	102 WEST EUFAULA, LLC
R0023714	104, LLC
R0023813	111 NORTH PETERS, LTD PARTNERSHIP
R0023812	111 NORTH PETERS, LTD PARTNERSHIP
R0023677	115 E GRAY LLC
R0023694	120 E TONHAWA, LLC
R0023704	121 E MAIN STREET, LLC
R0023699	195B, LLC
R0023700	195B, LLC
R0024526	200 N UNIVERSITY LLC
R0023793	211 DOWNTOWN, LLC
R0023796	217 E MAIN, LLC
R0023797	219 E MAIN, LLC
R0023780	222 E MAIN, LLC
R0024436	226 W GRAY, LLC
R0024483	300 WEST, LLC
R0191087	301 E GRAY PARTNERS, LLC
R0191088	301 E GRAY PARTNERS, LLC
R0023930	303 E COMANCHE, LLC
R0023929	303 E COMANCHE, LLC
R0104309	303 S PETERS, LLC
R0023915	314 E MAIN, LLC
R0024529	415 WEST GRAY, LLC
R0024530	415 WEST GRAY, LLC
R0023713	4DN, LLC
R0024382	A M G RESTAURANTS, INC
R0024383	A M G RESTAURANTS, INC
R0023808	AARON STILES (former NPS)
R0023888	ABT-7 REAL ESTATE, LLC
R0023741	ACS ENTERPRISES, LLC
R0024375	ADAIR, JAMES L
R0138698	ADAIR, JAMES L
R0024358	ADAIR, JAMES L
R0023790	ADAIR, JAMES L
R0024507	ADAIR, JAMES R
R0024505	ADAIR, JAMES R
R0024506	ADAIR, JAMES R
R0024498	ALDRIDGE, TOM S & MARYE KATE-CHARITABLE & EDUCATIONAL TRUST

EXHIBIT

2

R0023921	ALGHOJEH, ASGHAR & TWANA S
<del>R0024056</del>	<del>-----ARCHDIOCESE OF OKLA CITY (EXCLUDED - Not for Profit)</del>
R0023937	ARMSTRONG, S W JR (New Ownership: Wilson Company, LLC)
R0023938	ARMSTRONG, S W JR
R0023769	ARVEST BANK
R0023771	ARVEST BANK
R0024501	ASTRO CARDINAL BB TEAM LLC
R0024368	B I C LEGAL, PLLC
R0024381	BARRY OWNS & RENTS, LLC (New Ownership: 112 W. Main, LLC)
R0023735	BIG BROTHERS ENTERPRISES, LLC
R0023820	BIG BROTHERS INVESTMENTS LLC
R0023733	BOARD OF COUNTY COMMISSIONERS
R0023739	BOARD OF COUNTY COMMISSIONERS
R0023738	BOARD OF COUNTY COMMISSIONERS
R0023737	BOARD OF COUNTY COMMISSIONERS
R0024370	BOARD OF COUNTY COMMISSIONERS OF CLEVELAND COUNTY
R0023726	C L L C, LLC
R0023725	C L L C, LLC
R0023724	C L L C, LLC
R0188520	C L L C, LLC
R0023712	CALONKEY, ROBERT & SUSAN-REV TRT-TRTEES -1/2 INT
R0023698	CALONKEY, ROBERT & SUSAN-REV TRT-TRTEES -1/2 INT
R0023701	CALONKEY, ROBERT & SUSAN-REV TRT-TRTEES -1/2 INT
R0024448	CITY OF NORMAN
R0023936	CITY OF NORMAN
R0023807	CITY OF NORMAN
R0023806	CITY OF NORMAN
R0023300	CITY OF NORMAN
R0023697	CITY OF NORMAN
R0024034	CITY OF NORMAN
R0024035	CITY OF NORMAN
R0024032	CITY OF NORMAN
R0023803	CITY OF NORMAN
R0024038	CITY OF NORMAN
R0023804	CITY OF NORMAN
R0023802	CITY OF NORMAN
R0024036	CITY OF NORMAN
R0023757	CITY OF NORMAN
R0024037	CITY OF NORMAN
R0023805	CITY OF NORMAN
R0023857	CITY OF NORMAN
R0023740	CLEVELAND CO HOME LN AUTHORITY
R0023734	CLEVELAND COUNTY

R0023788	CLEVELAND COUNTY
R0024585	CLEVELAND COUNTY HEALTH DEPARTMENT
R0024390	CLEVELAND COUNTY HEALTH DEPARTMENT
R0024397	CLEVELAND COUNTY HEALTH DEPARTMENT
R0024396	CLEVELAND COUNTY HEALTH DEPARTMENT
R0024386	CLEVELAND COUNTY HEALTH DEPARTMENT
R0024387	CLEVELAND COUNTY HEALTH DEPARTMENT
R0024388	CLEVELAND COUNTY HEALTH DEPARTMENT
R0024389	CLEVELAND COUNTY HEALTH DEPARTMENT
R0023728	CLEVELAND COUNTY HOME LOAN
R0023729	CLEVELAND COUNTY HOME LOAN
R0094839	CLEVELAND COUNTY HOME LOAN
R0023732	CLEVELAND COUNTY HOME LOAN
R0023727	CLEVELAND COUNTY HOME LOAN
R0023678	CLEVELAND COUNTY PUBLIC FACILITIES AUTHORITY
R0023678	CLEVELAND COUNTY PUBLIC FACILITIES AUTHORITY
R0023695	CLINTON, GARY A
R0023696	CLINTON, GARY A
R0100690	COMANCHE CENTER, LLC
R0024024	COMANCHE CENTER, LLC
R0024521	COPELIN, EDWARD C
R0024394	COPELIN, EDWARD C & LINDA K
R0024371	COPELIN, EDWARD C & LINDA K
R0024395	COPELIN, EDWARD C-REV TRT-TRTEE
R0023819	CORR, ED FAMILY LLC
R0023818	CORR, ED FAMILY LLC
R0023817	CORR, ED FAMILY LLC
R0024432	CORR, ED-FAMILY LLC
R0023827	COUNCIL FOR DEVELOPMENTAL (Excluded - Not for Profit)
R0023815	CRAWFORD INVESTMENT GROUP, LLC
R0150719	D & J LAND, LLC
R0024029	D & J LAND, LLC
R0154498	D & J LAND, LLC
R0024030	D & J LAND, LLC
R0154499	D & J LAND, LLC
R0024063	DAVE'S HEALTH MART PHARMACY INC
R0024028	DAVIS, TRIPP
R0023933	DAY, DONALD L-REV TRT
R0024476	DOWELL, RICHARD SAMUEL III-REV LIV TRT
R0024393	DOYLES ELECTRIC INC
R0023801	DUNMAN PROPERTIES, LLC
R0154495	DUNMAN PROPERTIES, LLC
R0023799	DUNMAN PROPERTIES, LLC

R0023781	DUTCHER INVESTMENT PROPERTIES, LLC
R0023675	EAST GRAY RENTALS
R0023708	FIRST FIDELITY BANK, NA
R0023711	FIRST FIDELITY BANK, NA
R0023710	FIRST FIDELITY BANK, NA
R0023707	FIRST FIDELITY BANK, NA
R0023709	FIRST FIDELITY BANK, NA
R0023691	FOREMAN, LYNN D-REV TRT & TRTEE
R0024489	G S J M, LLC
R0024484	G S J M, LLC
R0024429	GAMBONE, SANDRA M
R0189620	GBDENTAL HOLDINGS, LLC
R0189619	GBDENTAL HOLDINGS, LLC
R0024472	GIFFORD, WANDA JO-LIV TRT
R0024014	GOODMAIN, INC (All Goodman, Inc. Properties - New ownership: EDO, LLC)
R0024022	GOODMAIN, INC
R0024020	GOODMAIN, INC
R0024019	GOODMAIN, INC
R0024023	GOODMAIN, INC
R0024018	GOODMAIN, INC
R0024021	GOODMAIN, INC
R0024016	GOODMAIN, INC
R0024017	GOODMAIN, INC
R0093456	GOODMAN & SONS, LLC
R0023904	GOODMAN & SONS, LLC
R0023887	GOODMAN & SONS, LLC
R0024433	GOODMAN & SONS, LLC
R0023880	GOODMAN & SONS, LLC
R0023895	GOODMAN & SONS, LLC
R0023907	GOODMAN & SONS, LLC
R0023893	GOODMAN & SONS, LLC
R0023892	GOODMAN & SONS, LLC
R0023894	GOODMAN & SONS, LLC
R0023905	GOODMAN & SONS, LLC
R0023896	GOODMAN & SONS, LLC
R0024361	GOODMAN & SONS, LLC
R0023906	GOODMAN & SONS, LLC
R0023910	GOODMAN & SONS, LLC
R0023911	GOODMAN & SONS, LLC
R0023912	GOODMAN HOLDINGS, LLC
R0093455	GOODMAN HOLDINGS, LLC
R0023916	GOODMAN HOLDINGS, LLC
R0023897	GOODMAN HOLDINGS, LLC



R0023909	GOODMAN HOLDINGS, LLC
R0023889	GOODMAN HOLDINGS, LLC
R0023898	GOODMAN HOLDINGS, LLC
R0023902	GOODMAN HOLDINGS, LLC
R0024435	GOODMAN HOLDINGS, LLC
R0023903	GOODMAN HOLDINGS, LLC
R0024013	GOODMAN INVESTMENTS, LLC
R0023923	GOODMAN INVESTMENTS, LLC
R0023878	GOODMAN INVESTMENTS, LLC
R0023879	GOODMAN INVESTMENTS, LLC
R0023886	GOODMAN, BRADLEY K
R0023692	GOODMAN, BRADLEY K
R0023715	GOODMAN, BRADLEY K
R0024031	GSK, LLC
R0024500	HALL, J PROPERTIES, LLC
R0024499	HALL, J PROPERTIES, LLC
R0023759	HEIPLE, GREGORY ALAN
R0024508	HICKSON, DOUGLAS &SHERRILL-REV TRT
R0024509	HICKSON, DOUGLAS &SHERRILL-REV TRT
<del>R0023942</del>	<del>HILAND DAIRY</del> (not in BID Boundary)
<del>R0023939</del>	<del>HILAND DAIRY</del> (not in BID Boundary)
R0024376	HOLMES, ALEXANDER B
R0024468	HOOPER, CHARLES W
R0024471	HOOPER, CHARLES W
R0024522	IMAN, CHARLIE PROPERTIES, LLC
R0024523	IMAN, CHARLIE PROPERTIES, LLC
R0023927	INGRAM, TOMMY CRAIG
R0023928	INGRAM, TOMMY CRAIG
R0023926	INGRAM, TOMMY CRAIG
R0175496	J FORD, LLC
R0023755	JAMM FAMILY LLC
R0023860	JB COMMERCIAL, LLC
R0023866	JERRY'S LLC
R0023865	JERRY'S LLC
R0023867	JERRY'S LLC
<del>R0023884</del>	<del>JOHNSON, CHRISTOPHER D</del> (excluded: Single Family)
R0023893	JOHNSON-JRS, LLC
R0105398	JUMPER, MICHAEL D & PATRICE A
R0024497	KOL ENTERPRISES, LLC
R0023718	KRAMERICA, LLC
R0024502	LC MILLER PROPERTIES, LLC
R0023773	LAWYERS PROFESSIONAL BUILDING, LLC
R0023856	LINZE, KAYE M-REV TRT

R0024437	LMD LEASING C, LLC
R0023702	LOEFFELHOLZ, DEBRA DEANN
R0024377	LOEFFLER & ASHFORD INVESTMENTS, LLC
R0138673	LOEFFLER & ASHFORD INVESTMENTS, LLC
R0024374	MAGNOLIA INVESTMENT PROP, LLC
R0023784	MAIN & CRAWFORD, LLC
R0023783	MAIN & CRAWFORD, LLC
R0023814	MANCHESTER, DONALD HARVEY
R0024519	MARSHALL, REBECCA RUTH-TRT-TRTE
R0024525	MARSHALL, REBECCA RUTH-TRT-TRTE
R0024524	MARSHALL, REBECCA RUTH-TRT-TRTE
R0024357	MARTHA C, LLC
R0138674	MCCALL, KENNETH LEE JR
R0024426	MCELVANY, JAMES & LINDA
R0128474	MCELVANY, JAMES & LINDA
R0128475	MCELVANY, JAMES L-REV TRT-UND 1/2 INT OF 1/3 INT
R0024486	MIDTOWN OFFICES, LLC
R0024488	MIDTOWN OFFICES, LLC
R0024485	MIDTOWN OFFICES, LLC
R0024487	MIDTOWN OFFICES, LLC
R0024369	MILLINGTON, SETH F
R0024373	MILLINGTON, SETH F & ELLEN L
R0023883	MILLION, ANDREW T
R0023760	MINNIK, RONALD G-LIV TRT & TRTEE
R0024356	MK ON MAIN, LLC
R0024378	MOORE STUDIOS, LLC
R0023931	MODRE, ELDORA P-LIFE ESTATE
R0024475	MOORE, MONTGOMERY W & JANET L
R0024482	MOVING MOUNTAINS, LLC
R0024477	MURRAY, PHYLLIS HOLMES-REV TRT & TRTEE
R0024384	N M R C-1, LLC AN OK LMTD CORP
R0024470	NELSON RAY INTERIORS, LLC (New Ownership: Pinnacle View, LLC)
R0024469	NELSON RAY INTERIORS, LLC (New ownership: Pinnacle View, LLC)
R0154496	NEWSPAPER HOLDING INC
R0023720	NIML, LLC
R0023719	NIML, LLC
R0024510	NORMAN ECONOMIC DEVELOPMENT COALITION, INC
R0024347	NORMAN MUNICIPAL AUTHORITY
R0024367	NORMAN MUNICIPAL AUTHORITY
R0024346	NORMAN MUNICIPAL AUTHORITY
R0024366	NORMAN MUNICIPAL AUTHORITY
R0024364	NORMAN MUNICIPAL AUTHORITY
R0024353	NORMAN MUNICIPAL AUTHORITY

R0024348	NORMAN MUNICIPAL AUTHORITY
R0024352	NORMAN MUNICIPAL AUTHORITY
R0024353	NORMAN MUNICIPAL AUTHORITY
R0024349	NORMAN MUNICIPAL AUTHORITY
R0024047	NORTH PORTER CENTER, LLC
R0023881	NORTH PORTER CENTER, LLC
R0024044	NORTH PORTER CENTER, LLC
R0024046	NORTH PORTER CENTER, LLC
<del>R0024042</del>	<del>NORTH PORTER CENTER, LLC</del> (not in BID Boundary)
<del>R0024043</del>	<del>NORTH PORTER CENTER, LLC</del> (not in BID Boundary)
<del>R0024045</del>	<del>NORTH PORTER CENTER, LLC</del> (not in BID Boundary)
<del>R0024048</del>	<del>NORTH PORTER CENTER, LLC</del> (not in BID Boundary)
<del>R0023882</del>	<del>NORTH PORTER CENTER, LLC</del> (not in BID Boundary)
R0023663	ONE HUNDRED TEN E TONHAWA LLC
R0024354	P W K H, LLC
R0023662	PARAMOUNT INVESTMENT MGMT, LLC
R0023800	PEAK PROPERTY, LLC
R0023705	PEAK PROPERTY, LLC
R0023706	PEAK PROPERTY, LLC
R0023721	PEAK PROPERTY, LLC
R0023722	PEAK PROPERTY, LLC
R0023664	PEAK PROPERTY, LLC
R0023908	PERRY, JEFFREY BRYCE
R0023934	PETERSEN, CATHERINE H
R0023809	PETTIGREW, LEWIS & PHILLIPS HOLDING COMPANY, LLC
R0023716	PFENNING, KURT BOOTH
R0023703	PINNACLE VIEW LLC
R0023723	PITCHLYNN FAMILY IRREV TRT
R0023985	PLAZA INN, INC
R0024473	POLK, DONALD H & SALLY J-REV TRT
R0024474	POLK, DONALD H & SALLY J-REV TRT
R0138675	PROFESSIONAL TOWERS, INC
R0023758	Q & A, LLC
R0023913	REMY, DORELLA M-REV TRT & TRTEE
R0024520	REPUBLIC BANK & TRUST
R0024527	REPUBLIC BANK & TRUST
R0024528	REPUBLIC BANK & TRUST
R0024380	REVENUE, LLC
R0024379	REVENUE, LLC
R0024350	RIEGER LLC
R0023998	ROWLAND, MEREDITH & JEFF-LIV TRT
R0024531	RUSSELL, USA G-LIVE TRT
R0023899	RUTHERFORD OIL CO INC

\*See note at end of property list\*

R0023925	S C B COMPANIES, LLC
R0024359	S E T COMPANIES, LLC
R0190748	SA FIVE 315 E GRAY ST, LLC
R0190747	SA FIVE 315 E GRAY, LLC
R0023774	SECURITY NATIONAL BANK & TR
R0023767	SECURITY NATIONAL BANK & TR
R0023775	SECURITY NATIONAL BANK & TR
R0023823	SECURITY NATIONAL BANK & TR
R0023768	SECURITY NATIONAL BANK & TR
R0023772	SECURITY NATIONAL BANK & TR
R0023770	SECURITY NATIONAL BANK & TR
R0023794	SHEFFIELD, DEBORAH
R0023924	SHELTER INVESTMENTS, LLC
R0024447	SILVER CRICKET INVESTMENTS, LLC
R0024431	SKELETON KEY INVESTMENTS, LLC
R0023736	SMITH, DOUGLAS J & MARY E
R0024355	SOONER EMERALD DREAMS LLC
<del>R0023717</del> -----	<del>SOONER THEATRE OF NORMAN, INC</del> (Excluded: Not for Profit)
R0023941	SOPHEVA I, LLC
<del>R0024420</del> -----	<del>SOUTHWESTERN BELL TELE CO</del> (Excluded: Utility)
<del>R0024423</del> -----	<del>SOUTHWESTERN BELL TELE CO</del> (Excluded: Utility)
<del>R0024421</del> -----	<del>SOUTHWESTERN BELL TELE CO</del> (Excluded: Utility)
<del>R0024422</del> -----	<del>SOUTHWESTERN BELL TELE CO</del> (Excluded: Utility)
R0023932	STACE, LLC
R0024430	SWEET BASIL THAI CUISINE, LC
R0023821	TERRYS AUTOMOTIVE, INC
R0023798	TERSHEV COMMERCIAL, LLC
R0023666	TONHAWA RENTALS, LLC
<del>R0024015</del> -----	<del>TRAW ENTERPRISES, INC</del> (New Ownership: EDO, LLC)
R0023919	TRAW, JOHN M
R0023920	TRAW, JOHN M
R0100691	TRAW, JOHN M
R0023779	TWO TWENTY EAST MAIN, LLC
R0023693	TWO TWENTY INC
R0023822	VELIE ENTERPRISES, LLC
R0023795	VICTORIAS-NORMAN, LLC
R0024503	WATERS ELECTRIC INC
R0024360	WATLEY, KEVIN D
R0023914	WELCHER, FLORENE E
R0023922	WHOLESALE GASOLINE, INC
R0023778	WOLFFELK CORPORATION
R0023810	WOODARD-KNOTT, PHYLLIS A
R0023811	WOODARD-KNOTT, PHYLLIS A

R0023940	WOODSON, ROSE A-REV TRT
R0023665	YOUNG, CHARLES L III
R0023782	Z & A LTD PRISHP
R0023890	Z & A LTD PRISHP

\*For Parcel R0023808 - Not shown on the original list of properties due to Norman Public Schools Ownership, at the time excluded. Now owned by Revenuc, LLC and included as overall percentage of property.