

Ordinance

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Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.



CITY COUNCIL USE ONLY

Date Received: _____
Committee Date: _____
1st Agenda Date: _____

Tracking #: _____
Committee: _____
Hearing Date: _____
2nd Agenda Date: _____

CITY CLERK USE ONLY

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☐ Posted

Date: 06.07.2023
Item #: 2306.01241

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Dept. Tracking No.

Board Approval

Other Board Name

City Council Approval

☒ Yes ☐ No

Department
Finance

Contact Name
Cory Wiseman

Email
cwisemand@cityoftulsa.org

Phone
918-596-9550

Subject (Description)
Adopting Assessment Roll -Kendall Whittier Improvement District
No 1

Ordinance Type
Other

Section

Township

Range

Lot

Block

Address

BA / CT Number

Amending Ord. No.

TRO Title No.

TRO Subtitle

Property/Non-Property

Council District

Zoning No.

PUD No.

Planning District

Budget

Funding Source(s)

TOTAL:

Approvals

Department:

Legal:

Board:

Mayor:

Other:

J. Pitts
Audrey D. Blank
[Signature]

Date: 6/5/23
Date: 6-5-23
Date: JUN 17 2023
Date: _____

Policy Statement

Background Information

The Kendall Whittier Improvement District No 1 ["KWID"] was created on April 20, 2022 by Resolution No. 20184. KWID consists of certain parcels of Property located along the Lewis Avenue corridor between East Archer street and East 6th Street South and along East Admiral Blvd between Yorktown Avenue and Birmingham Avenue. The purpose of the District is to provide improvements and services set forth in 11 O.S. Sections 39-103 and 39-103.1. Notice of the Public Hearing on June 28, 2023 before City Council is being published and mailed to those owners of parcels with an increased in assessment amount or newly annexed into KWID, all in accordance with the Oklahoma Improvement District Act 11 O.S. Section 39-103 et seq. At the Public Hearing, City Council shall hear objections by an owner of a parcel with an increased assessment amount or newly listed on the Assessment Roll, limited to those objections which were filed in writing with the City Clerk not later than June 23, 2023, which date is three business days before the June 28, 2023 hearing.

Summation of the Requested Action

Approve the Ordinance Adopting the Annual Assessment Roll for Kendall Whittier Improvement District

Emergency Clause?

☒ Yes

☐ No

Reason for Emergency Clause

Approval with emergency will facilitate the commencement of the Assessment on July 1, 2023.

Processing Information for City Clerk's Office

Post Execution Processing

- ☐ Mail vendor copy (add'l signature copies attached)
- ☐ Must be filed with other governmental entity
- ☐ Add'l governmental entity approval(s) required

Additional Routing and Processing Details

Please provide a copy of the published Ordinance to Samantha Extance (sextance@incog.org) and Audrey Blank (abblank@cityoftulsa.org)

(Published in the Tulsa World
_____, 20____)

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE ANNUAL ASSESSMENT ROLL FOR KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1; ASSESSING THOSE CERTAIN PARCELS OF REAL PROPERTY GENERALLY LOCATED ALONG THE LEWIS AVENUE CORRIDOR BETWEEN EAST ARCHER STREET AND EAST 6TH STREET SOUTH AND ALONG EAST ADMIRAL BOULEVARD BETWEEN YORKTOWN AVENUE AND BIRMINGHAM AVENUE FOR THE PURPOSE OF PROVIDING IMPROVEMENTS AND SERVICES SET FORTH IN 11 O.S. SECTION 39-103 AND 39-103.1(A); PROVIDING THE TIME AND METHOD FOR PAYMENT OF SAID ASSESSMENTS AND THE PENALTY FOR NON-PAYMENT; AND DECLARING AN EMERGENCY.

WHEREAS, on April 20, 2022, the Tulsa City Council by Resolution No. 20184 created Kendall Whittier Improvement District No. 1 (the "District"), pursuant to Oklahoma Improvement District Act, 11 Oklahoma Statutes, Section 39-101 et seq., (the "Act") said Resolution setting forth the formula for calculating the assessment payable by the owner of each tract or parcel of land within the District ("Assessment Formula"); and

WHEREAS, Resolution No. 20184 further provided the Assessment Formula for each category of services as follows: Administration and Management \$96.23 per parcel; Landscaping and Trash Removal \$1.88 per linear foot of frontage; Security \$48.61 per parcel; Beautification \$2.07 per linear foot of frontage; Lighting \$0.18 per linear foot for frontage; and Parking Lot \$0.26 per linear foot of frontage. Assessments for Beautification, Lighting and Parking Lot services are limited to certain parcels.

WHEREAS, on June 8, 2022, the Tulsa City Council adopted Ordinance No. 24842 which determined the assessment roll for the District for the period July 1, 2022 through June 30, 2023; and

WHEREAS, the Act provides that if the City determines that it is desirable to continue to provide or cause to be provided the services or to annex additional property into the District, the City shall by resolution initiate the process to adopt an annual assessment roll; and

WHEREAS, the City of Tulsa has determined that it is desirable to continue to provide or cause to be provided services within the District as set forth in 11 O.S. Section 39-103.1(A), to calculate the annual assessment in accord with the Assessment Formula established by Resolution No. 20184 and Ordinance No. 24842 for each parcel and to annex additional parcels

into the District as appropriate, including property utilized for public, governmental or charitable purposes pursuant to 11 O.S. Section 39-104.

WHEREAS, on June 7, 2023, the Tulsa City Council adopted Resolution No. _____ that directed the filing with the City Clerk an annual assessment roll containing the information required by 11 O.S. Section 39-110, and said Assessment Roll has been filed with the City Clerk; and

WHEREAS, Resolution No. _____ directed the City Clerk, following the filing of the Assessment Roll, to mail and publish notice of a Public Hearing as provided by 11 O.S. Section 39-110; and

WHEREAS, notice of said Public Hearing was mailed and published as provided by law; and

WHEREAS, the Tulsa City Council has completed the Public Hearing on said Assessment Roll, as to its regularity, validity, and correctness of the proceedings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. The Assessment Roll dated May 23, 2023, filed with the City Clerk and attached hereto as Exhibit A, setting forth the estimated maximum amount of the assessment payable by the owner of each tract or parcel within Kendall Whittier Improvement District No. 1 is hereby confirmed and adopted.

Section 2. There is hereby levied, assessed and charged as a special assessment against each of the tracts or parcel of real property within Kendall Whittier Improvement District No. 1 as calculated by the Assessment Formula, as each property owner's proper share of the costs of service provided within the District as set forth in 11 O.S. Section 39-103.1(A).

Section 3. The assessments hereby levied against the tracts and parcels of real property shall commence on July 1, 2023 and may be paid to the City of Tulsa, without penalty, within thirty days after the date of the invoice for said assessment. All assessments unpaid at the expiration of said thirty days shall become delinquent, as provided by law. A penalty of 10% per annum shall be charged for each delinquent assessment and said delinquent assessment, together with the penalty accruing on such delinquent account, shall constitute a lien upon the tract or parcel so assessed, which lien may be enforced and foreclosed in the manner provided by law for foreclosures of mortgages on land.

Section 4. SEVERABILITY CLAUSE. If any section, subsection, paragraph, subparagraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 5. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its adoption and approval.

ADOPTED by the Council _____
Date

Chair of the Council

ADOPTED as an emergency measure _____
Date

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____
Date Time

G.T. Bynum., Mayor

By: _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____
Date

at _____
Time

Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

ADB

KENDALL WHITTIER IMPROVEMENT DISTRICT
ASSESSMENT ROLL - EXHIBIT A

PROPERTY ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME AND ADDRESS	IMPROVEMENTS & SERVICES FOR WHICH THE PROPERTY IS ASSESSED	MAXIMUM ESTIMATED BENEFIT (ANNUAL)
1 N LEWIS AV E	LT 13 BLK 4	Z3M LLC 16 N LEWIS AVE TULSA, OK 74110	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 997.60
10 N ZUNIS AV E	LT 5 LESS HWY BEG NWC E75 SW76.46 N15.31 TO BEG BLK 3	BAYS PROPERTIES-RES LLC 620 N ROCKFORD AVE TULSA, OK 74106	ADMINISTRATION, SECURITY	144.84
10 S LEWIS AV E	LT 3 BLK 22	CIRCLE CINEMA FOUNDATION 8 S LEWIS AVE TULSA, OK 74104	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 362.89
111 S LEWIS AV E	PRT LTS 8 THRU 17 BEG 125 NEC W/2 LT 8 TH S312 W178 CRV RT 34.5 N234 CRV RT 88 E144 POB BLK 2	HEC HOLDINGS LLC 4520 S HARVARD AVE STE 235 TULSA, OK 74135	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 1,756.71
116 S LEWIS AV	LTS 11 & 12 BLK 1	TURNER HUDSON ENTERPRISES LLC PO BOX 52594 TULSA, OK 74152	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 883.93
14 N LEWIS AV	PRT LT 11 BEG SECR TH N50 SW70.51 E50 POB & W10 VAC ALLEY ADJ ON E BLK 1	ZIEGLER, DANIEL EDWARD & BARBARA DEAN TRUST 4130 E 31ST ST #2001 TULSA, OK 74135	ADMINISTRATION, SECURITY	144.84
12 N LEWIS AV E	LT 5 & E10 VAC ALLEY ADJ ON W BLK 1	ZIEGLER, DANIELE AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 362.93
14 N LEWIS AV E	LT 4 & E10 VAC ALLEY ADJ ON W LESS E5 THEREOF FOR ST BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 362.93
14 S LEWIS AV E	LT 4 BLK 22	CIRCLE CINEMA FOUNDATION 8 S LEWIS AVE TULSA, OK 74104	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 362.89
20 S LEWIS AV E	LT 5 BLK 22	RED BRICK CAPITAL MANAGEMENT LLC PO BOX 580785 TULSA, OK 74158	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 362.89
204 S LEWIS AV E	LT 1 LESS E10 THEREOF BLK 8	202 BUILDING PARTNERSHIP 3324 E 46TH ST TULSA, OK 74135	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 693.98
2104 E ADMIRAL BV S	W50 N30 OF LT 15 & W50 OF LT 16 BLK 20	DEL RIO, ANA M 2104 E ADMIRAL BLVD TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 490.82
2105 E ADMIRAL BV N	LTS 8 & 9 BLK 3	DUPREE, JAMES W 2105 E ADMIRAL BLVD TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 922.43

LAST UPDATED 5/23/2023

ADB

KENDALL WHITTIER IMPROVEMENT DISTRICT
ASSESSMENT ROLL - EXHIBIT A

2112 E ADMIRAL BV S	E 50 N 30 OF LT 15 & E 50 LT 16 BLK 20	DELIRIO, ANA M & JUAN C GARFIO 11 S YORKTOWN AVE TULSA, OK 74104	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	341.71
2113 E ADMIRAL BV N	LTS 6 & 7 BLK 3	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	922.80
2124 E ADMIRAL BV S	LT 1 BLK 20	HIPPIES & COWBOYS PROPERTY CO LLC 1611 S UTICA AVE #264 TULSA, OK 74104	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	828.70
215 S LEWIS AVE	LTS 8 THRU 16 LESS BEG NEC LT 8 TH W220 S290.4 E42 TH ON CRV RT TO PT TH N250.4 TH ON CRV RT TO PT TH E178 N12 POB BLK 3	TULSA INVESTMENT GROUP II LLC PO BOX 52808 TULSA, OK 74152	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,955.58
22 S LEWIS AVE	LTS 6 7 & 8 LESS BEG SWC LT 8 TH E150 N150 W16 S100 CRV RT TO PT 11.5N SL LT 8 W TO WL LT 8 S11.5 POB BLK 22	ENDEAVOR HOLDINGS LLC 2128 E 31ST PL TULSA, OK 74105	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,262.02
2202 E ADMIRAL BV S	W100 OF LT 16 BLK 21	TULSA GIRLS ART SCHOOL PROJECT INC 2202 E ADMIRAL BLVD TULSA, OK 74110	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	649.85
2205 E ADMIRAL BV N	E84.7 LT 8 & E84.7 S20 LT 9 BLK 2	EDWARDS, RON & MONA TRUST 15516 E 79TH ST N OWASSO, OK 74055	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	492.75
2212 E ADMIRAL BV N	E50 OF EA LTS 15 16 BLK 21	LEWIS, MARK & LAURA FAMILY TRUST 2212 E ADMIRAL BLVD TULSA, OK 74110	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	350.72
2219 E ADMIRAL BV	W110 LTS 6 & 7 BLK 2	Z3M LLC 6 N LEWIS AVE TULSA, OK 74110	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	597.74
2224 E ADMIRAL BV S	LTS 1 & 2 BLK 21	TURTLE PROPERTY LLC 1611 S UTICA AVE #145 TULSA, OK 74104	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	949.19
2225 E ADMIRAL BV	E40 OF LT 6 & E40 OF LT 7 BLK 2	ZIEGLER, D E ART CRAFT SUPPLY INC 6 N LEWIS AVE TULSA, OK 74110	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	496.74
2302 E ADMIRAL BV S	W50 OF LT 15 & S35 W50 OF LT 16 BLK 22	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	522.44
2303 E ADMIRAL BV S	LTS 8 & 9 & W10 VAC ALLEY ADJ ON E BLK 1	ZIEGLER, D E ART CRAFT SUPPLY INC 6 N LEWIS AVE TULSA, OK 74110	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,032.42

ADD

**KENDALL WHITTIER IMPROVEMENT DISTRICT
ASSESSMENT ROLL - EXHIBIT A**

2308 E ADMIRAL BV S	W50 E100 OF LT 15 & W50 E100 LESS N15 E100 OF LT 16 BLK 22	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	363.73
2310 E ADMIRAL BV S	E50 EA LTS 14 15 E50 LESS W50 E100 OF LT 16 W50 E100 OF LT 16	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	363.73
2321 E 3 ST S	LTS 7 THRU 10 & ALL VAC ALLEY BLK 8 WAKEFIELD & LTS 1 & 2 & ALL VAC ALLEY BLK 5	COMMUNITY HEALTH CONNECTION INC C/O LAURIE PAUL 9912 E 21ST ST TULSA, OK 74129	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,938.16
2325 E ADMIRAL BV	LT 7 & E10 VAC ALLEY ADJ ON W BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,063.33
2326 E ADMIRAL BV S	LTS 1 & 2 BLK 22	MORDHORST, DEREK PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,237.56
2403 E ADMIRAL BV N	LTS 14 & 15 BLK 4	ODD24 LLC 1228 E 21ST PL TULSA, OK 74114	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	586.87
2405 E 4 PL	LOT 1 BLK 1	UNIVERSITY OF TULSA ATT KEVAN C BUCK 800 S TUCKER DR TULSA, OK 74104	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	944.54
2408 E ADMIRAL BV N	LT 10 BLK 5	TULSA DEVELOPMENT AUTHORITY 175 E 2ND ST FL 15 TULSA, OK 74103	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	364.34
2408 E ADMIRAL BV N	LT 11 BLK 5	TULSA DEVELOPMENT AUTHORITY 175 E 2ND ST FL 15 TULSA, OK 74103	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	364.34
2408 E ADMIRAL BV N	LT 12 BLK 5	TULSA DEVELOPMENT AUTHORITY 175 E 2ND ST FL 15 TULSA, OK 74103	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,132.59
2410 E ADMIRAL BV S	LT 9 BLK 5	COPPER, GARY TRUST 209 S GARY AVE TULSA, OK 74104	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	352.78
2415 E ADMIRAL BV N	LTS 16 17 BLK 4	M AND M PROPERTIES L L C PO BOX 35652 TULSA, OK 74153	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	586.87
2415 E ADMIRAL PL N	ALL LTS 1 THRU 11 & PRT LTS 12 THRU 14 & ALL LTS 15 THRU 24 BEG NEC LT 1 TH S595 NWLY272.46 NW14.19 N540 E279 POB BLK 1	PEREZ, ANTONIO & EUGENIA 6925 E 106TH ST N OWASSO, OK 74055	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	3,377.40

AJB

LAST UPDATED 5/23/2023

KENDALL WHITTIER IMPROVEMENT DISTRICT
ASSESSMENT ROLL - EXHIBIT A

2419 E 1 ST S	PRT LTS 13 THRU 16 & ALL LT 17 BEG 16E NWC LT 13 TH E239 S170.45 TO SECR LT 17 TH W50 N12 W14.39 CRV LF 115.89 W55.56 CRV RT 34.62 N137.52 POB BLK 5	TULSA CITY-COUNTY LIBRARY SYSTEM 400 CIVIC CENTER TULSA, OK 74103	PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	917.38
2420 E ADMIRAL BV S	LT 8 BLK 5	ANAYA, FRANCISCO & SIGRID C/O MEXICAN BAKERY OF TULSA INC 11685 E 21ST ST TULSA, OK 74129	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	365.92
2421 E ADMIRAL BV N	LT 18 BLK 4 LESS A TRI BEG NEC TH S2.93 NW 19.4 E19.17 BG HGWY	DYGERT, MARBELLA VILLEGAS & ANGELICA PAREDES 3745 E 30TH ST TULSA, OK 74114	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	365.83
2425 E ADMIRAL PL S	PRT LT 19 BEG SWC TH E50 N60 NW TO WL S95 POB BLK 4	MORDHORST, DEREK PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	352.70
2426 E ADMIRAL BV S	LT 7 BLK 5	DOWNTOWNER LLC, THE C/O DONALD TOWNER 2426 E ADMIRAL BLVD TULSA, OK 74110	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	365.92
2427 E ADMIRAL PL S	PT LT 20 BLK 4 BEG SWC TH E50 N54 NW TO W L 560 TO BEG	MORDHORST, DEREK PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	352.70
2428 E ADMIRAL BV S	LT 6 BLK 5	MORDHORST, DEREK PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	365.92
2429 E ADMIRAL PL S	PT LT 21 BLK 4 BEG SW COR N54 E50.38 TO E LINE S48 TO SE COR W TO SW COR TH TO PT BEG	DYGERT, MARBELLA VILLEGAS & ANGELICA PAREDES 3745 E 30TH ST TULSA, OK 74114	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	352.70
2431 E ADMIRAL BV S	PT LT 22 BLK 4 BEG SWC TH E50 N42 NW 50.38 S48 TO BEG	POLK, JOHN D AND NANCY M 5035 S 195TH EAST PL BROKEN ARROW, OK 74014	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	352.70
2431 E ADMIRAL PL N	W90 LT 13 BLK 1	DIAZ, DIONICIO D AND CECILIA 1223 S 129TH EAST AVE TULSA, OK 74108	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	502.33
2435 E ADMIRAL PL N	E42.2 LT 13 & E43 S1 LT 14 BLK 1	DIAZ, DIONICIO D AND CECILIA 1223 S 129TH EAST AVE TULSA, OK 74108	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	312.52
2439 E ADMIRAL PL N	LTS 10 THRU 12 BLK 1	BUERKER, MICHAEL & CHELSEA 14824 E 92ND ST N OWASSO, OK 74055	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	670.13

LAST UPDATED 5/23/2023

ADB

KENDALL WHITTIER IMPROVEMENT DISTRICT
ASSESSMENT ROLL - EXHIBIT A

2501 E ADMIRAL PL N	LT 13 BLK 3	STURNER, CHARLES R 648 S QUINCY AVE TULSA, OK 74120	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	327.33
2507 E ADMIRAL PL N	LT 14 BLK 3	RUIZ RENTAL PROPERTIES LLC 2507 E ADMIRAL PL TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	327.49
2515 E ADMIRAL PL N	LT 15 BLK 3	RUIZ RENTAL PROPERTIES LLC 2507 E ADMIRAL PL TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	343.37
2517 E ADMIRAL PL N	LT 16 BLK 3	CAL OAK LLC 6143 E ADMIRAL PL TULSA, OK 74115	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	343.37
2519 E ADMIRAL PL N	LT 17 & 18 BLK 3	CAL OAK LLC 2519 E ADMIRAL PL TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	541.90
2527 E ADMIRAL PL N	LT 19 BLK 3	CAL OAK LLC 6143 E ADMIRAL PL TULSA, OK 74115	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	343.37
2529 E ADMIRAL PL N	LT 20 BLK 3	FMRE LLC 628 E 3RD ST TULSA, OK 74120	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	343.37
2533 E ADMIRAL PL N	LT 21 BLK 3	BARLOW, MILDRED L 3750 S 65TH WEST AVE TULSA, OK 74107	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	343.37
2539 E ADMIRAL PL N	LT 22 BLK 3	FMRE LLC 628 E 3RD ST TULSA, OK 74120	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	343.37
2543 E ADMIRAL PL N	LT 23 BLK 3	FMRE LLC 628 E 3RD ST TULSA, OK 74120	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	343.37
2545 E ADMIRAL PL N	LT 24 BLK 3	FMRE LLC 628 E 3RD ST TULSA, OK 74120	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	323.50
2546 E ADMIRAL BV S	LTS 1 & 2 BLK 6	ALMEIDA-GALINDO, EDUARDO & BLANCA GUADALUPE GONZALEZ-JARMILLO & ILSE YARELI GUADALUPE ALMEIDA-GONZALEZ 2546 E ADMIRAL BLVD TULSA, OK 74110	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	334.35
301 S LEWIS AV E	LTS 10 & 11 LESS BEG SWC LT 11 TH N115 E140 S30 W98 TH ON CRV LF TO PT TH S63 W20 POB BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	514.59

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ADD

KENDALL WHITTIER IMPROVEMENT DISTRICT
ASSESSMENT ROLL - EXHIBIT A

302 S LEWIS AV E	LOT 1 BLOCK 1	302 SOUTH LEWIS BUILDING LLC 302 S LEWIS AVE TULSA, OK 74104	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,808.67
307 S LEWIS AV E	LT 12 LESS W20 THEREOF BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	246.73
311 S LEWIS AV E	LT 13 LESS W20 THEREOF BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	252.99
315 S LEWIS AV E	LT 14 LESS W20 THEREOF BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	252.99
319 S LEWIS AV E	LT 15 LESS BEG SWC LT 15 TH N57.5 E20 S23.5 TO PT TH ON CRV LF TO PT TH E98 S12 W140 POB BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	462.55
401 S LEWIS AV E	W25 LT 8 & ALL LTS 9 & 10 LESS BEG SWC LT 10 TH N140 E220 S12 W178 TH ON CRV LF TO PT TH S106 W20 POB BLK 7	ASPEN SQUARE INC PO BOX 1527 FARMINGTON, AR 72730	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	764.97
445 S LEWIS AV E	LT 1 BLK 1	PEOPLES STATE BANK ATTN AMY SWINT PO BOX 1408 SAPULPA, OK 74067	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,246.54
501 S LEWIS AV E	LTS 43 THRU 48 & N10 VAC ALLEY ADJ ON S BLK 6	FLT HOLDING INC 501 S LEWIS AVE TULSA, OK 74104	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	409.27
519 S LEWIS AV E	LTS 14 49-50 & S10 VAC ALLEY ADJ ON N BLK 6	WEST PARK PHASE III LLC 1712 S MADISON AVE TULSA, OK 74120	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	409.25
555 S LEWIS AV E	LOT 1 BLOCK 1	WEST PARK PHASE II LLC C/O BYRON BURKE 1712 S MADISON AVE TULSA, OK 74120	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	1,855.96
584 S LEWIS AV E	ALL LT 27 & LT 28 LESS E15 BLK 4	ELECTRICAL WORKERS UNION 584 S LEWIS TULSA, OK 74104	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	417.72
7 N ZUNIS AV E	LTS 8 9 10 LESS 84.7 LT 8 & LESS 84.7 S20 LT 9 BLK 2	EKG PROPERTIES LLC 11670 N 152ND EAST AVE COLLINSVILLE, OK 74021	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	620.12

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KENDALL WHITTIER IMPROVEMENT DISTRICT
ASSESSMENT ROLL - EXHIBIT A

8 N LEWIS AV E	LT 6 & E10 VAC ALLEY ADJ ON W BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$	362.93
9 N YORKTOWN AV E	PT LT 10 BLK 3 BEG SWC E TO SEC N30.62 TH SW152.92 TO BEG	DUPREE, JAMES W 2105 E ADMIRAL BLVD TULSA, OK 74110	ADMINISTRATION, SECURITY		144.84
9 N GILLETTE AV E	LT 10 & W10 VAC ALLEY ADJ ON E BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	ADMINISTRATION, SECURITY, PARKING	\$	238.39
TOTAL:				\$	50,472.00

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