

Resolution

Version 2.5 released on 6/29/23

PW0121130



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>02.05.2025</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2501.00338</u>
1 st Agenda Date: _____	Hearing Date: _____		
	2 nd Agenda Date: _____		

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

Primary Details

Board Approval		Other Board Name	City Council Approval
_____		_____	<input checked="" type="radio"/> Yes <input type="radio"/> No
Department	Contact Name	Email	Phone
Public Works	Michelle L. Lester <u>MFL 1/29/25</u>	Mlester@cityoftulsa.org	918-596-7266
Resolution Type		Owner-Grantor	
Condemnation		Transformation Group Holdings Corporation	
Amount	Case Number	TMAPC Number	Council District
_____	_____	_____	2
Description (Subject)		Bid/Project Number	
Widening of 81st St. S- Tacoma Ave. to Maybelle Ave.		2036W0002Z	
Section	Township	Range	Addition
14	18	12	UNIT CORPORATION
Lot	Block	Address	
1	1&2	8114 S Unit Dr W. & 8115 S. Unit Drive W.	

Budget

Funding Source(s)

2036W0002Z.Streets.ArtRhb.4283N.42833200-541106: _____

TOTAL: \$0.00

Approvals

Department:	_____	Date:	<u>01.30.25</u>
Legal:	_____	Date:	<u>JAN 30 XXV</u>
Board:	_____	Date:	_____
Mayor:	_____	Date:	<u>FEB 05 2025</u>
Other:	_____	Date:	_____

(M. SWINEY)

Policy Statement

Background Information

Project No. 2036W000Z: Widening of 81st St. S - Tacoma Ave, to Maybelle Ave. - (a/k/a United States Highway Project No. J3-0374(004) Interchange US 75 over W 81st St. S, Tulsa County)

Owner: Transformation Group Holdings Corporation - Parcels: 3.0, 3A, 4.0, 4A, 5.0 & 5A - Location: 8114 S Unit Dr. W & 8115 S Unit Dr. W.

Public Works advises that an existing public necessity requires the acquisition of Fee Simple and Utility Easements located at 8114 S Unit Dr. W & 8115 S Unit Dr. W., City of Tulsa, Tulsa County. Efforts to purchase for the fair market value of \$543,7503.00 could not be completed due inability to reach an agreement with the Property Owner. The Property Owner's attorney has agreed to proceeding with condemnation due to project time constraints and to provide the Property Owner additional time to obtain an appraisal and an engineering review to address their concerns with site distance issues that may occur with their entrance sign.

PDZ *[Signature]* MSLS *[Signature]* 1/29/25 kmr

Summation of the Requested Action

Approve the Resolution

Emergency Clause- see below

Emergency Clause?

- Yes
- No

Reason for Emergency Clause

Construction time constraints.

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

Courtney Jones, 6-9549

(Published in the Tulsa Daily Commerce
and Legal News,

_____, 20__)

Resolution No. _____

RESOLUTION

A RESOLUTION DECLARING THE PUBLIC NECESSITY FOR THE TAKING, APPROPRIATION, AND CONDEMNATION OF CERTAIN TRACTS OF LAND IN TULSA COUNTY, STATE OF OKLAHOMA, FOR **THE WIDENING OF 81ST ST. S – TACOMA AVE. TO MAYBELLE AVE.(A/K/A UNITED STATES HIGHWAY PROJECT NO. J3-0374(004) INTERCHANGE US 75 OVER W 81ST ST. S, TULSA COUNTY)** PURPOSES IN CONNECTION WITH THE CONSTRUCTION OF ADDITIONS AND EXTENSIONS TO THE CITY OF TULSA; AUTHORIZING AND DIRECTING PROPER OFFICIALS OF THE CITY OF TULSA TO INSTITUTE PROCEEDINGS TO CONDEMN SAID LANDS; AND **DECLARING AN EMERGENCY.**

WHEREAS, there has been created a construction project designated as Project No. **2036W0002Z WIDENING OF 81ST ST. S – TACOMA AVE. TO MAYBELLE AVE. .(A/K/A UNITED STATES HIGHWAY PROJECT NO. J3-0374(004) INTERCHANGE US 75 OVER W 81ST ST. S, TULSA COUNTY);**

WHEREAS, employees and agents of the City of Tulsa have been unable to acquire certain tracts of land necessary for the construction of the **WIDENING OF 81ST ST. S – TACOMA AVE. TO MAYBELLE AVE. .(A/K/A UNITED STATES HIGHWAY PROJECT NO. J3-0374(004) INTERCHANGE US 75 OVER W 81ST ST. S, TULSA COUNTY)** at its fair market value; and

WHEREAS, the public health, safety and welfare necessitate that the **WIDENING OF 81ST ST. S – TACOMA AVE. TO MAYBELLE AVE. (A/K/A UNITED STATES HIGHWAY PROJECT NO. J3-0374(004) INTERCHANGE US 75 OVER W 81ST ST. S, TULSA COUNTY)** project be constructed as an extension and improvement to the City of Tulsa.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA AS FOLLOWS:

Section 1. It is hereby declared to be necessary for the public health, safety and convenience of the City of Tulsa to acquire each and all of the following rights, title and interests: (1) fee simple (rights of way) and utility easements, across, through and under the property, (2) the right to excavate, dredge, cut away and remove, excavated material from the property, (3) title to any excavated materials, and (4) the right to place or relocate dredged or excavated material, all on lands situated in the County of Tulsa, State of Oklahoma, which are more particularly identified as follows:

OWNER: **TRANSFORMATION GROUP HOLDINGS CORPORATION, AN OKLAHOMA CORPORATION**
8200 S Unit Drive
Tulsa, OK 74132

PROPERTY: 8114 S Unit Dr. W, Tulsa, OK 74132

SEE EXHIBIT "A" as to nature and description of taking

in order to provide fee simple (rights of way) and utility easements on which to construct the **WIDENING OF 81ST ST. S – TACOMA AVE. TO MAYBELLE AVE. (A/K/A UNITED STATES HIGHWAY PROJECT NO. J3-0374(004) INTERCHANGE US 75 OVER W 81ST ST. S, TULSA COUNTY)** for the use of the inhabitants of the City of Tulsa, Project No. **2036W0002Z, WIDENING OF 81ST ST. S – TACOMA AVE. TO MAYBELLE AVE. (A/K/A UNITED STATES HIGHWAY PROJECT NO. J3-0374(004) INTERCHANGE US 75 OVER W 81ST ST. S, TULSA COUNTY)**, together with the right of ingress and egress to and from the property, for the purpose of installing, constructing, erecting, maintaining, relaying, and reconstructing of the **WIDENING OF 81ST ST. S – TACOMA AVE. TO MAYBELLE AVE. (A/K/A UNITED STATES HIGHWAY PROJECT NO. J3-0374(004) INTERCHANGE US 75 OVER W 81ST ST. S, TULSA COUNTY)**.

Section 2. It is hereby found and determined that these rights, title and interests cannot be acquired by negotiation or purchase at their fair market value and for that reason, upon the recommendation of the Mayor and City Council, the City Attorney of the City of Tulsa is authorized and directed to institute the necessary legal proceedings to acquire the rights, title and interests identified in Section 1 of this Resolution, by the exercise of the power of eminent domain, and to take such further action as may be convenient or necessary to acquire the identified property interests.

Section 3. That an emergency is hereby declared to exist for the preservation of the public peace, health and safety, by reason whereof this Resolution shall be in full force and effect immediately from and after its passage, approval and publication.

ADOPTED by the Council this ____ day of _____, 2025.

Phil Lakin, Council Chair

ADOPTED as an **emergency** measure and ruled upon separately this ____ day of _____, 2025.

Phil Lakin, Council Chair

OFFICE OF THE MAYOR

Received by the Mayor this _____ day of _____, 2025, at _____ o'clock, _____m.

Monroe Nichols IV, Mayor

By: Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma, this _____ day of _____, 2025, at _____ o'clock, ____m.

Monroe Nichols IV, Mayor

(SEAL)

ATTEST:

City Clerk

APPROVED AS TO SUBSTANCE:

APPROVED AS TO FORM:



Director

City Attorney ok-MDS

Interchange – US-75 Over W. 81st St. S.
Oklahoma Department of Transportation Project No. J3-0374(004)

Parcel No.: 3.0
Owner: TRANSFORMATION GROUP
HOLDINGS CORPORATION
County: Tulsa

Date Written: 7/11/2023
Last Revision: 7/24/2024

FEE SIMPLE
LEGAL DESCRIPTION

A tract of land that is part of Lot Two (2), Block Two (2), UNIT CORPORATION, a subdivision that is in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East in the City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being described as follows:

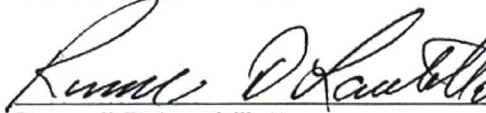
Commencing at the Northwest corner of the Northwest Quarter (NW/4); thence along the North line of said Northwest Quarter (NW/4) N 88°56'45.18" E a distance of 301.85 feet; thence S 01°03'14.82" E a distance of 50.05 feet to the Point of Beginning; thence S 88°56'45.18" W a distance of 213.63 feet; thence along an arc 20.88 feet to the left, having a radius of 30.00 feet, the chord of which is S 69°00'08.65" W a distance of 20.47 feet; thence S 89°04'24.49" E a distance of 233.01 feet; thence N 01°03'14.82" W a distance of 15.03 feet to the Point of Beginning;

said tract containing 2,520.79 square feet (0.06 acres), more or less.

All bearings referred to herein were established from the Oklahoma State Plane Coordinate System and are not astronomical.

I, Russell D. Lambillotte, of Isaacs Surveying Service, LLC, certify that the attached Fee Simple legal description closes in accord with the existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

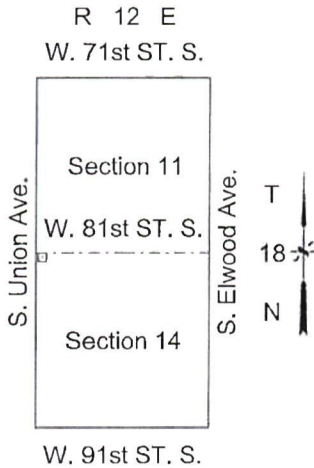
Isaacs Surveying Service, LLC
Russell D. Lambillotte


Russell D. Lambillotte
RPLS No. 1555, State of Oklahoma



7-31-24
Date

C.A. No. 7767
Expires: 06/30/25

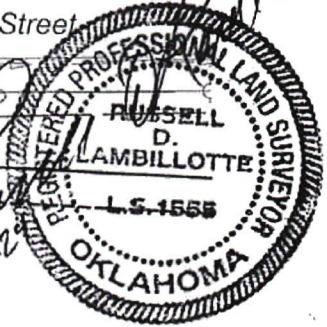
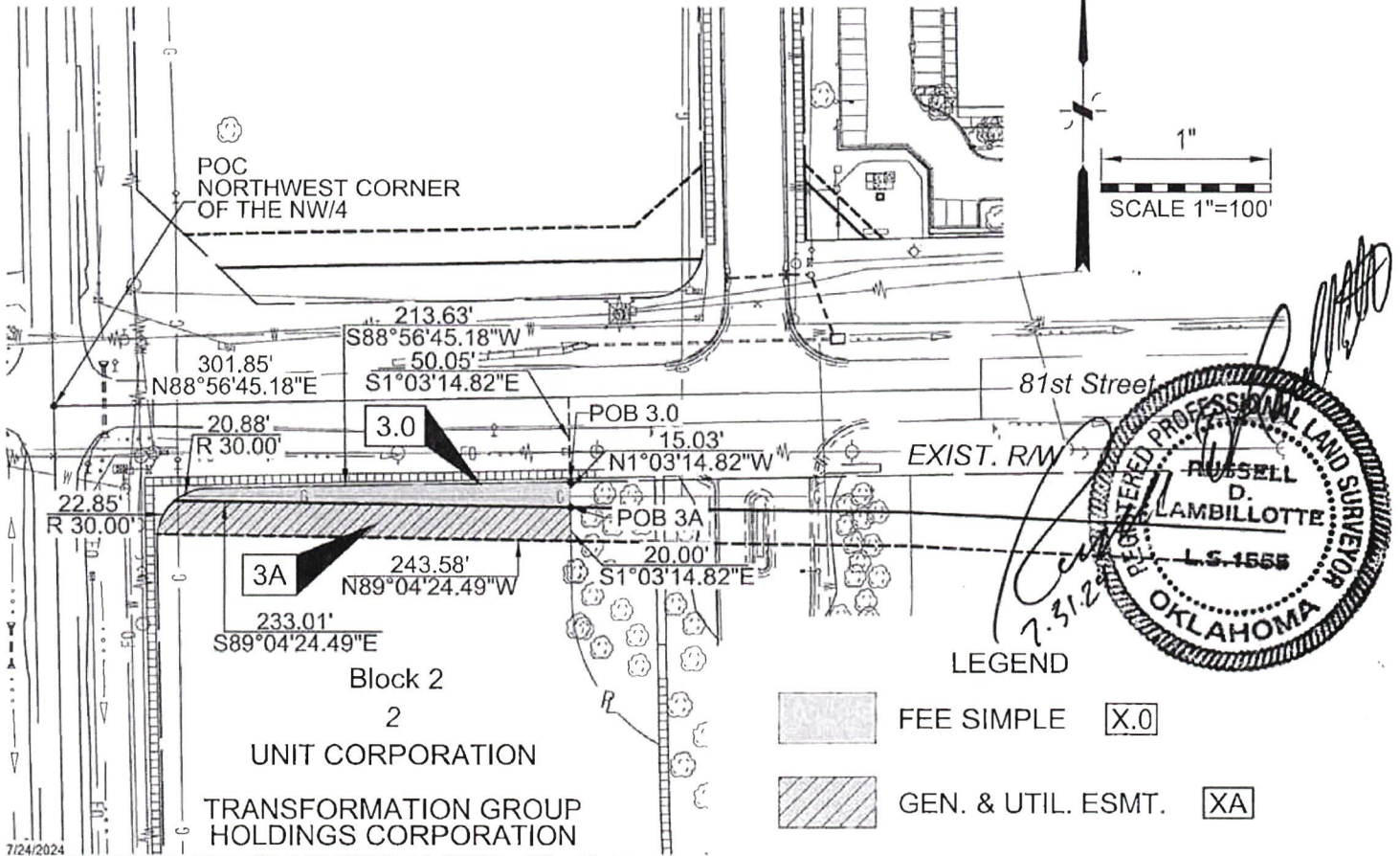


DATE DRAWN: 7-11-2023
 REVISED: 7-24-2024
 PROJECT: J3-0374(004)
 Interchange
 US-75 Over W. 81st St. S.

PARCEL NO.: 3
 COUNTY: Tulsa

LEGAL DESCRIPTION:
 A tract of land that is in the Northwest Quarter (NW/4) of Section Fourteen (14) T-18-N, R-12-E, I.B. & M.

BEFORE GROSS	81,332.00 s.f.	1.87 Acres
EXISTING R/W	0.00 s.f.	0.00 Acres
FEE SIMPLE	2,520.79 s.f.	0.06 Acres
REM IN QTR	78,811.21 s.f.	1.81 Acres
GEN. & UTIL. EASEMENT	4,795.25 s.f.	0.11 Acres
TEMP. CONST. EASEMENT	0.00 s.f.	0.00 Acres
DRAINAGE EASEMENT	0.00 s.f.	0.00 Acres



LEGEND

	FEE SIMPLE	<input checked="" type="checkbox"/> X.0
	GEN. & UTIL. ESMT.	<input checked="" type="checkbox"/> X.A

7/24/2024
 P:\FDB\1650-TUL\ICIV140054_EC1847_US75_81st\20_DESGN20_Calcsi\CROW\Parcel 3\Parcel Map 3.dgn

Interchange – US-75 Over W. 81st St. S.
Oklahoma Department of Transportation Project No. J3-0374(004)

Parcel No.: 3A
Owner: TRANSFORMATION GROUP
HOLDINGS CORPORATION
County: Tulsa

Date Written: 7/11/2023
Last Revision: 7/24/2024

GENERAL & UTILITY EASEMENT
LEGAL DESCRIPTION

A tract of land that is part of Lot Two (2), Block Two (2), UNIT CORPORATION, a subdivision that is in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East in the City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being described as follows:

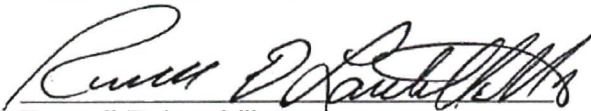
Commencing at the Northwest corner of the Northwest Quarter (NW/4); thence along the North line of said Northwest Quarter (NW/4) N 88°56'45.18" E a distance of 301.85 feet; thence S 01°03'14.82" E a distance of 65.08 feet to the Point of Beginning; thence S 01°03'14.82" E a distance of 20.00 feet; thence N 89°04'24.49" W a distance of 243.58 feet; thence along an arc 22.85 feet to the right, having a radius 30.00 feet, the chord of which is N 27°14'29.83" E a distance of 22.30 feet; thence S 89°04'24.49" E a distance of 233.01 feet to the Point of Beginning;

said tract containing 4,795.25 square feet (0.11 acres), more or less.

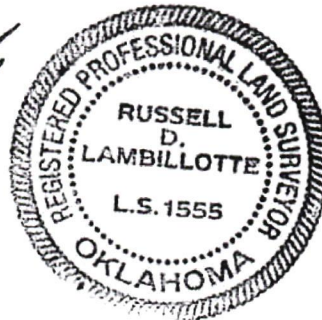
All bearings referred to herein were established from the Oklahoma State Plane Coordinate System and are not astronomical.

I, Russell D. Lambillotte, of Isaacs Surveying Service, LLC, certify that the attached General & Utility Easement legal description closes in accord with the existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

Isaacs Surveying Service, LLC
Russell D. Lambillotte

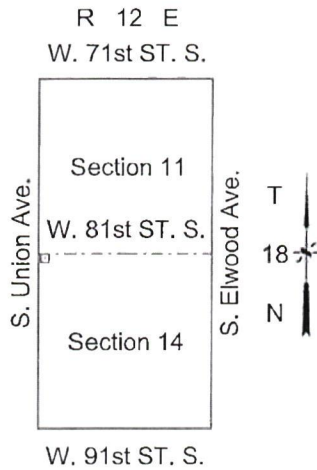


Russell D. Lambillotte
RPLS No. 1555, State of Oklahoma



7-31-24
Date

C.A. No. 7767
Expires: 06/30/25

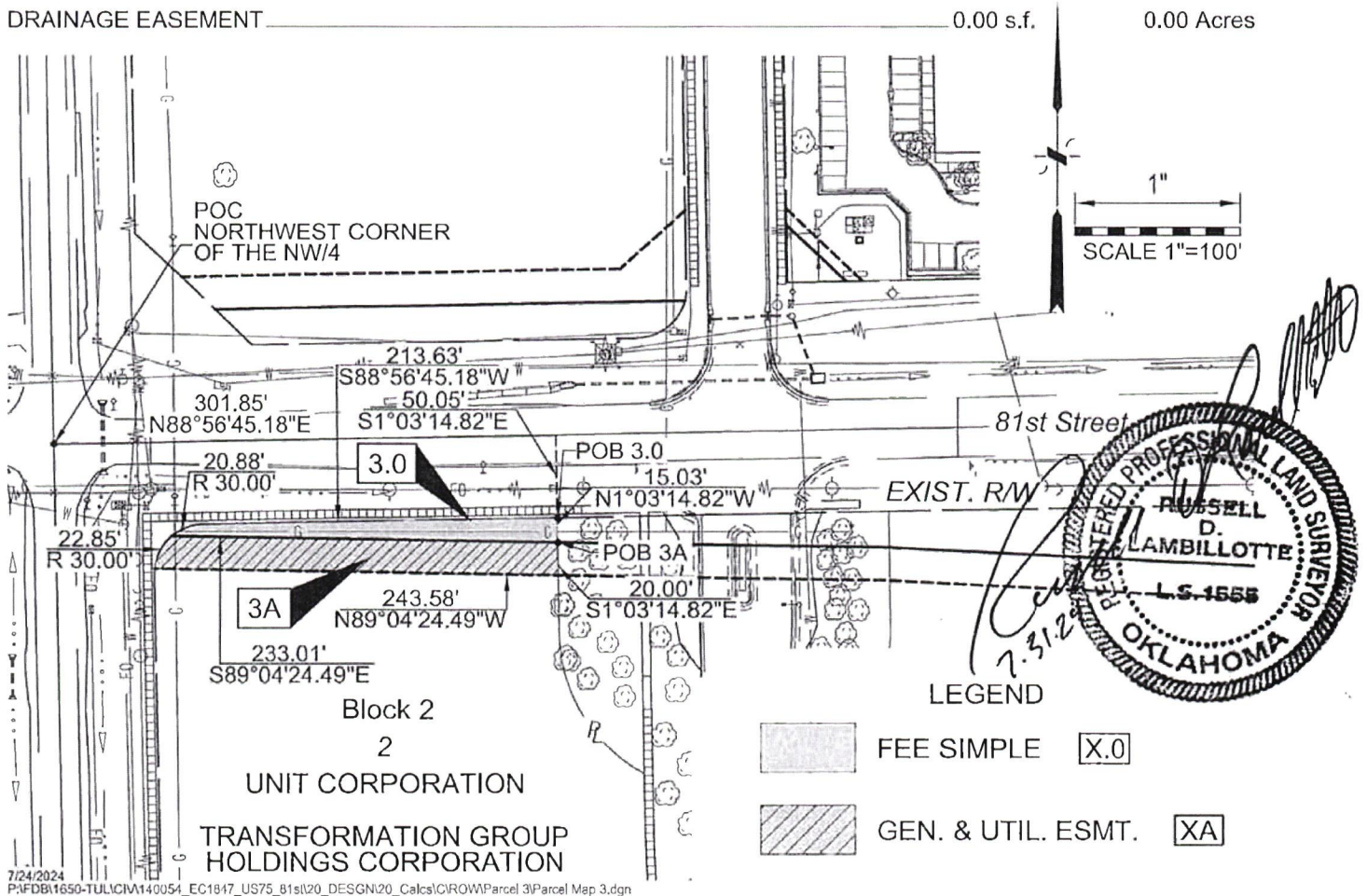


DATE DRAWN: 7-11-2023
 REVISED: 7-24-2024
 PROJECT: J3-0374(004)
 Interchange
 US-75 Over W. 81st St. S.

PARCEL NO.: 3A
 COUNTY: Tulsa

LEGAL DESCRIPTION:
 A tract of land that is in the Northwest Quarter (NW/4) of Section Fourteen (14) T-18-N, R-12-E, I.B. & M.

BEFORE GROSS	81,332.00 s.f.	1.87 Acres
EXISTING R/W	0.00 s.f.	0.00 Acres
FEE SIMPLE	2,520.79 s.f.	0.06 Acres
REM IN QTR	78,811.21 s.f.	1.81 Acres
GEN. & UTIL. EASEMENT	4,795.25 s.f.	0.11 Acres
TEMP. CONST. EASEMENT	0.00 s.f.	0.00 Acres
DRAINAGE EASEMENT	0.00 s.f.	0.00 Acres



7/24/2024 P:\FDB\1650-TUL\ICM\140054_EC1847_US75_81st\20_DESGN\20_Calcs\CIROW\Parcel 3\Parcel Map 3.dgn

Interchange – US-75 Over W. 81st St. S.
Oklahoma Department of Transportation Project No. J3-0374(004)

Parcel No.: 4.0
Owner: TRANSFORMATION GROUP
HOLDINGS CORPORATION
County: Tulsa

Date Written: 7/20/2023
Last Revision: 7/24/2024

FEE SIMPLE
LEGAL DESCRIPTION

A tract of land that is part of Reserve A, UNIT CORPORATION, a subdivision that is in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East in the City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being described as follows:

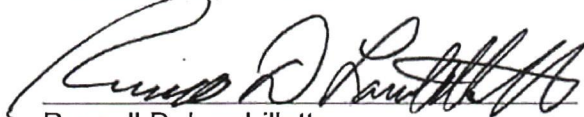
Commencing at the Northwest corner of the Northwest Quarter (NW/4); thence along the North line of said Northwest Quarter (NW/4) N 88°56'45.18" E a distance of 301.85 feet; thence S 01°03'14.82" E a distance of 50.05 feet to the Point of Beginning; thence N 88°56'45.18" E a distance of 199.99 feet; thence S 01°03'14.82" E a distance of 21.95 feet; thence N 89°04'24.49" W a distance of 200.11 feet; thence N 01°03'14.82" W a distance of 15.03 feet to the Point of Beginning;

said tract containing 3,698.20 square feet (0.08 acres), more or less.

All bearings referred to herein were established from the Oklahoma State Plane Coordinate System and are not astronomical.

I, Russell D. Lambillotte, of Isaacs Surveying Service, LLC, certify that the attached Fee Simple legal description closes in accord with the existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

Isaacs Surveying Service, LLC
Russell D. Lambillotte

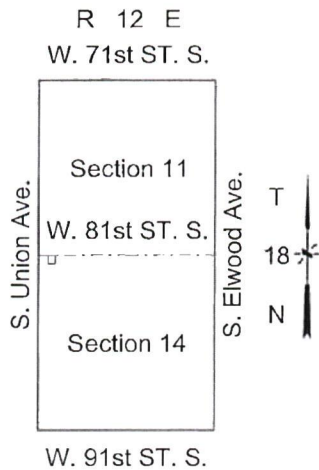


Russell D. Lambillotte
RPLS No. 1555, State of Oklahoma



7-31-24
Date

C.A. No. 7767
Expires: 06/30/25

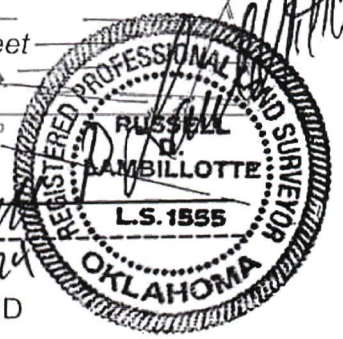
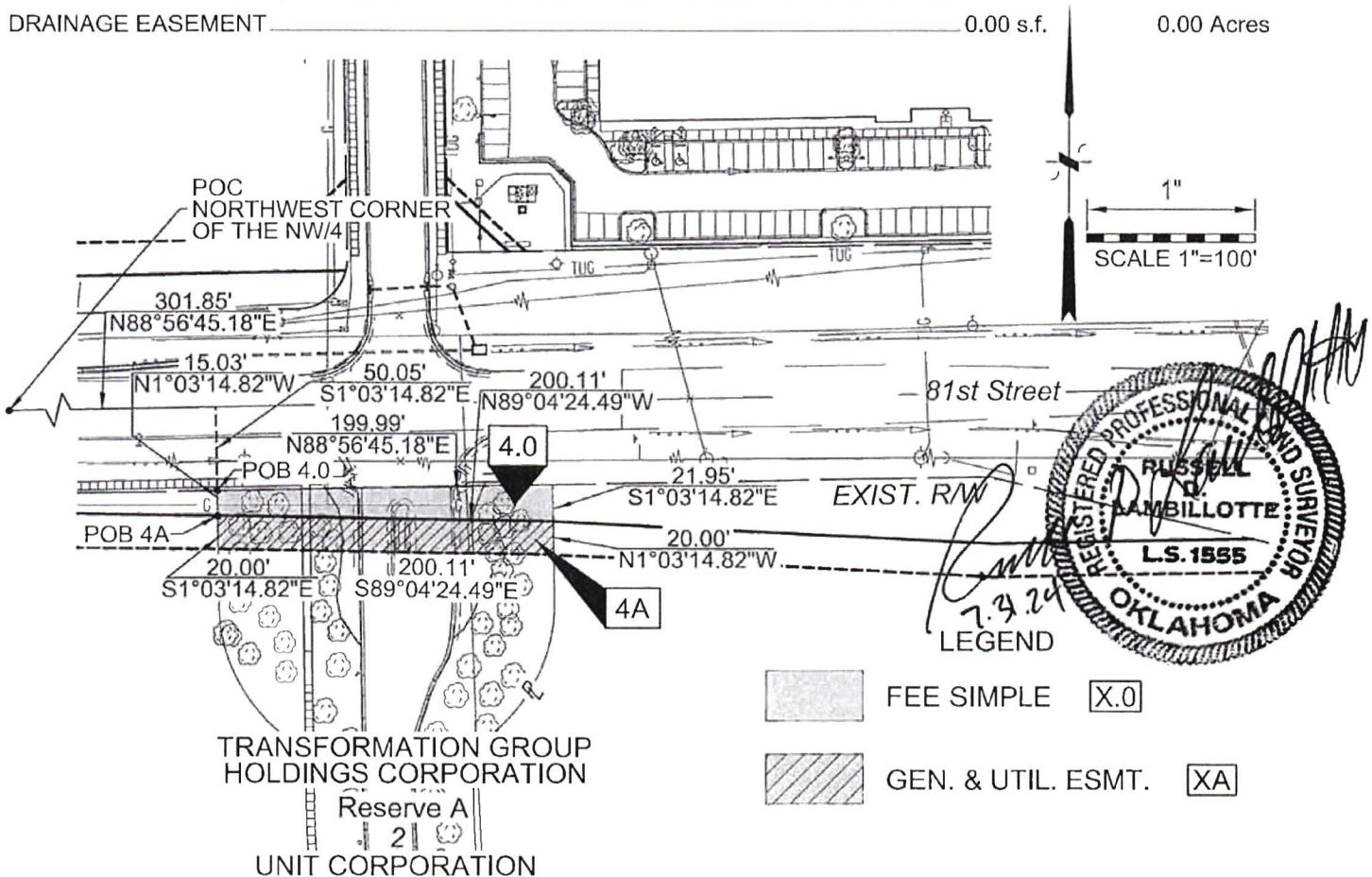


DATE DRAWN: 7-20-2023
 REVISED: 7-24-2024
 PROJECT: J3-0374(004)
 Interchange
 US-75 Over W. 81st St. S.

PARCEL NO.: 4
 COUNTY: Tulsa

LEGAL DESCRIPTION:
 A tract of land that is in the Northwest Quarter (NW/4) of Section Fourteen (14) T-18-N, R-12-E, I.B. & M.

BEFORE GROSS	178,936.00 s.f.	4.10 Acres
EXISTING R/W	0.00 s.f.	0.00 Acres
FEE SIMPLE	3,698.20 s.f.	0.08 Acres
REM IN QTR	175,237.80 s.f.	4.02 Acres
GEN. & UTIL. EASEMENT	3,999.80 s.f.	0.09 Acres
TEMP. CONST. EASEMENT	0.00 s.f.	0.00 Acres
DRAINAGE EASEMENT	0.00 s.f.	0.00 Acres



LEGEND

	FEE SIMPLE	<input checked="" type="checkbox"/> X.0
	GEN. & UTIL. ESMT.	<input checked="" type="checkbox"/> XA

Interchange – US-75 Over W. 81st St. S.
Oklahoma Department of Transportation Project No. J3-0374(004)

Parcel No.: 4A
Owner: TRANSFORMATION GROUP
HOLDINGS CORPORATION
County: Tulsa

Date Written: 7/20/2023
Last Revision: 7/24/2024

GENERAL & UTILITY EASEMENT
LEGAL DESCRIPTION

A tract of land that is part of Reserve A, UNIT CORPORATION, a subdivision that is in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East in the City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being described as follows:

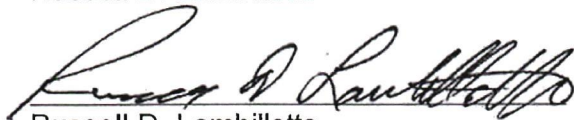
Commencing at the Northwest corner of the Northwest Quarter (NW/4); thence along the North line of said Northwest Quarter (NW/4) N 88°56'45.18" E a distance of 301.85 feet; thence S 01°03'14.82" E a distance of 65.08 feet to the Point of Beginning; thence S 01°03'14.82" E a distance of 20.00 feet; thence S 89°04'24.49" E a distance of 200.11 feet; thence N 01°03'14.82" W a distance of 20.00 feet; thence N 89°04'24.49" W a distance of 200.11 feet to the Point of Beginning;

said tract containing 3,999.80 square feet (0.09 acres), more or less.

All bearings referred to herein were established from the Oklahoma State Plane Coordinate System and are not astronomical.

I, Russell D. Lambillotte, of Isaacs Surveying Service, LLC, certify that the attached General & Utility Easement legal description closes in accord with the existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

Isaacs Surveying Service, LLC
Russell D. Lambillotte

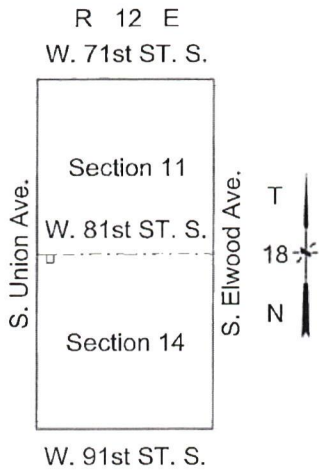


Russell D. Lambillotte
RPLS No. 1555, State of Oklahoma



7-31-24
Date

C.A. No. 7767
Expires: 06/30/25

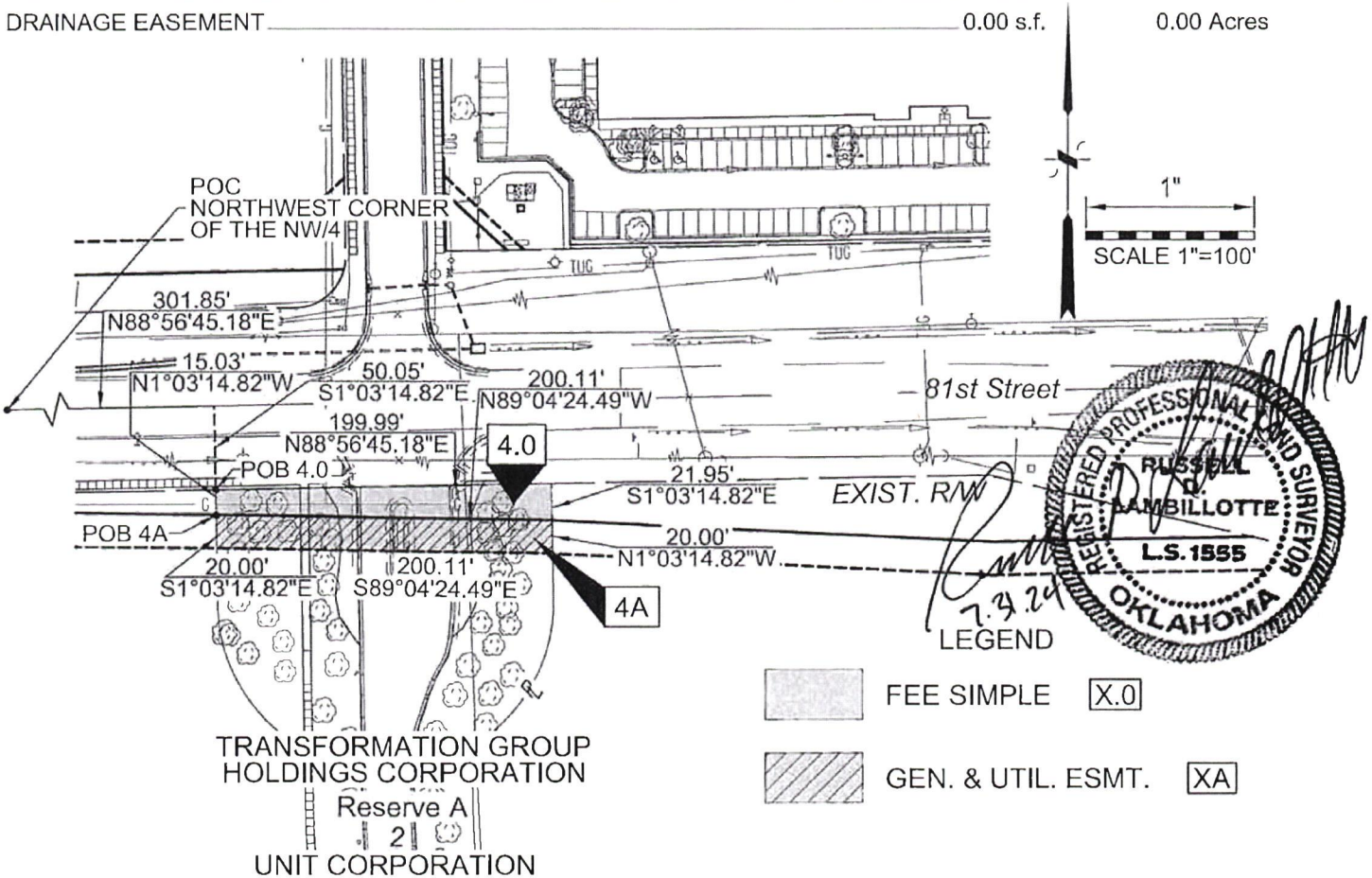


DATE DRAWN: 7-20-2023
 REVISED: 7-24-2024
 PROJECT: J3-0374(004)
 Interchange
 US-75 Over W. 81st St. S.

PARCEL NO.: 4A
 COUNTY: Tulsa

LEGAL DESCRIPTION:
 A tract of land that is in the Northwest Quarter (NW/4) of Section Fourteen (14) T-18-N, R-12-E, I.B. & M.

BEFORE GROSS	178,936.00 s.f.	4.10 Acres
EXISTING R/W	0.00 s.f.	0.00 Acres
FEE SIMPLE	3,698.20 s.f.	0.08 Acres
REM IN QTR	175,237.80 s.f.	4.02 Acres
GEN. & UTIL. EASEMENT	3,999.80 s.f.	0.09 Acres
TEMP. CONST. EASEMENT	0.00 s.f.	0.00 Acres
DRAINAGE EASEMENT	0.00 s.f.	0.00 Acres



7/24/2024
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Interchange – US-75 Over W. 81st St. S.
Oklahoma Department of Transportation Project No. J3-0374(004)

Parcel No.: 5.0
Owner: TRANSFORMATION GROUP
HOLDING CORPORATION
County: Tulsa

Date Written: 7/11/2023
Last Revision: 7/24/2024

FEE SIMPLE
LEGAL DESCRIPTION

A tract of land that is part of Lot Two (2), Block One (1), UNIT CORPORATION, a subdivision that is in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East in the City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being described as follows:

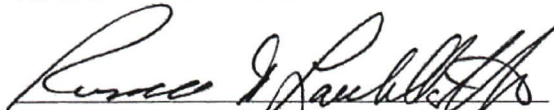
Commencing at the Northwest corner of the Northwest Quarter (NW/4); thence along the North line of said Northwest Quarter (NW/4) N 88°56'45.18" E a distance of 501.84 feet; thence S 01°03'14.82" E a distance of 50.05 feet to the Point of Beginning; thence S 01°03'14.82" E a distance of 21.95 feet; thence S 87°06'39.83" E a distance of 261.76 feet; thence N 88°56'45.18" E a distance of 155.44 feet; thence N 76°47'14.82" W a distance of 162.11 feet; thence S 88°56'45.18" W a distance of 259.47 feet to the Point of Beginning;

said tract containing 11,153.76 square feet (0.26 acres), more or less.

All bearings referred to herein were established from the Oklahoma State Plane Coordinate System and are not astronomical.

I, Russell D. Lambillotte, of Isaacs Surveying Service, LLC, certify that the attached Fee Simple legal description closes in accord with the existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

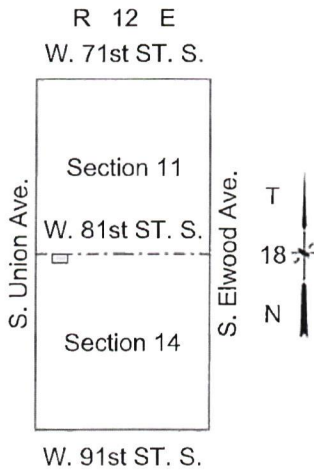
Isaacs Surveying Service, LLC
Russell D. Lambillotte


Russell D. Lambillotte
RPLS No. 1555, State of Oklahoma



7-31-24
Date

C.A. No. 7767
Expires: 06/30/25

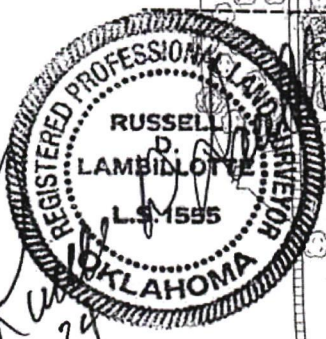
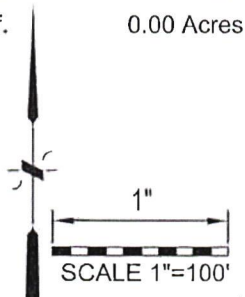
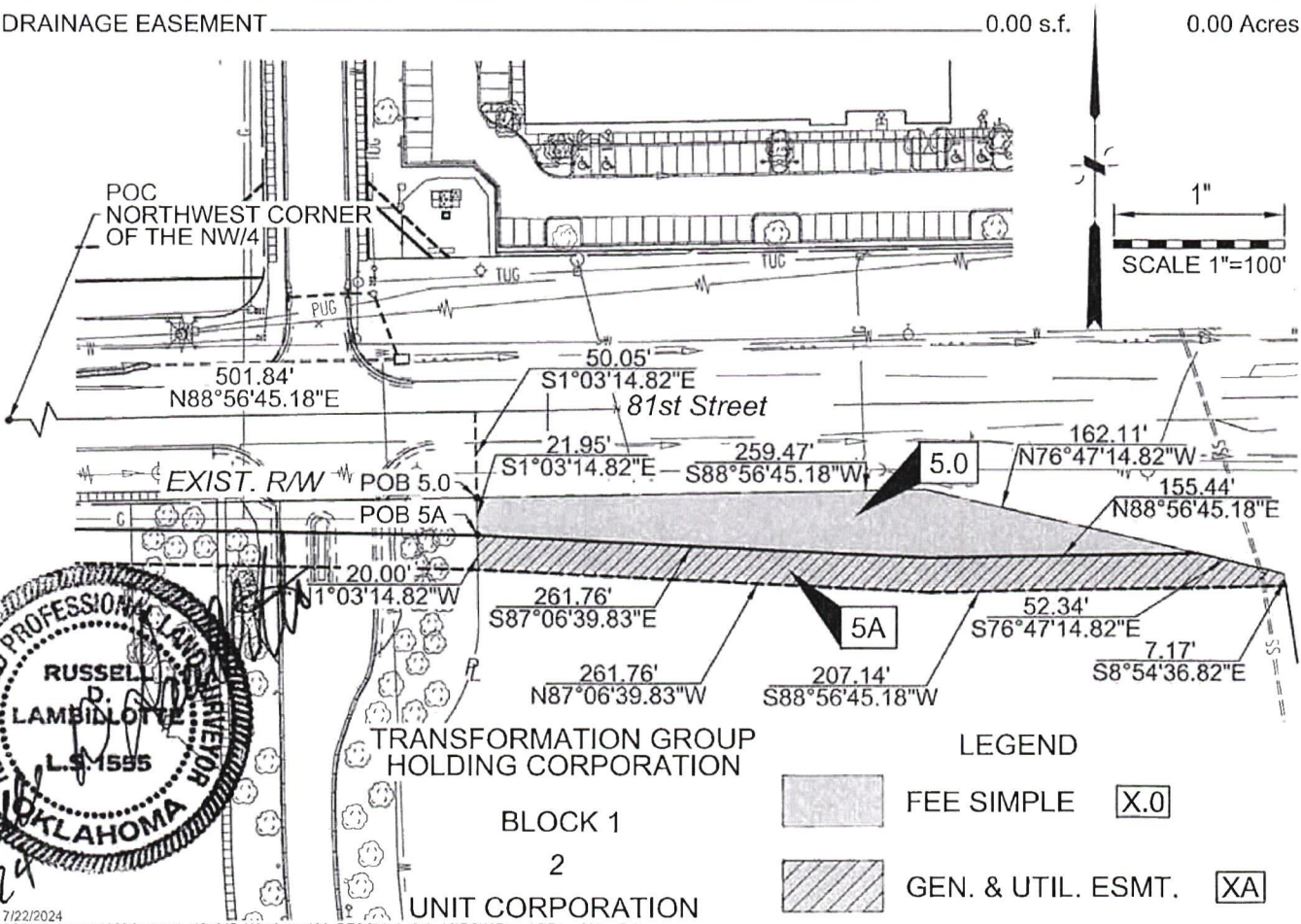


DATE DRAWN: 7-11-2023
 REVISED: 7-24-2024
 PROJECT: J3-0374(004)
 Interchange
 US-75 Over W. 81st St. S.

PARCEL NO.: 5
 COUNTY: Tulsa

LEGAL DESCRIPTION:
 A tract of land that is in the Northwest Quarter (NW/4) of Section Fourteen (14) T-18-N, R-12-E, I.B. & M.

BEFORE GROSS	152,318.00 s.f.	3.50 Acres
EXISTING R/W	0.00 s.f.	0.00 Acres
FEE SIMPLE	11,153.76 s.f.	0.26 Acres
REM IN QTR	141,164.24 s.f.	3.24 Acres
GEN. & UTIL. EASEMENT	9,022.44 s.f.	0.21 Acres
TEMP. CONST. EASEMENT	0.00 s.f.	0.00 Acres
DRAINAGE EASEMENT	0.00 s.f.	0.00 Acres



7-31-24

7/22/2024 P:\FDB\1650-TULCIV\140054_EC1847_US75_81stI20_DESGN20_Calcs\CROW\Parcel 5\Parcel Map 5.dgn

Interchange – US-75 Over W. 81st St. S.
Oklahoma Department of Transportation Project No. J3-0374(004)

Parcel No.: 5A
Owner: TRANSFORMATION GROUP
HOLDING CORPORATION
County: Tulsa

Date Written: 7/11/2023
Last Revision: 7/24/2024

GENERAL & UTILITY EASEMENT
LEGAL DESCRIPTION

A tract of land that is part of Lot Two (2), Block One (1), UNIT CORPORATION, a subdivision that is in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East in the City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being described as follows:

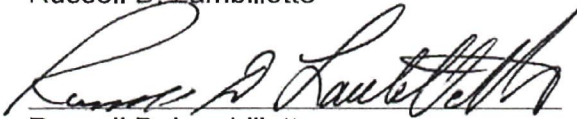
Commencing at the Northwest corner of the Northwest Quarter (NW/4); thence along the North line of said Northwest Quarter (NW/4) N 88°56'45.18" E a distance of 501.84 feet; thence S 01°03'14.82" E a distance of 72.00 feet to the Point of Beginning; thence S 87°06'39.83" E a distance of 261.76 feet; thence N 88°56'45.18" E a distance of 155.44 feet; thence S 76°47'14.82" E a distance of 52.34 feet; thence S 08°54'36.82" E a distance of 7.17 feet; thence S 88°56'45.18" W a distance of 207.14 feet; thence N 87°06'39.83" W a distance of 261.76 feet; thence N 01°03'14.82" W a distance of 20.00 feet to the Point of Beginning;

said tract containing 9,022.44 square feet (0.21 acres), more or less.

All bearings referred to herein were established from the Oklahoma State Plane Coordinate System and are not astronomical.

I, Russell D. Lambillotte, of Isaacs Surveying Service, LLC, certify that the attached General & Utility Easement legal description closes in accord with the existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

Isaacs Surveying Service, LLC
Russell D. Lambillotte

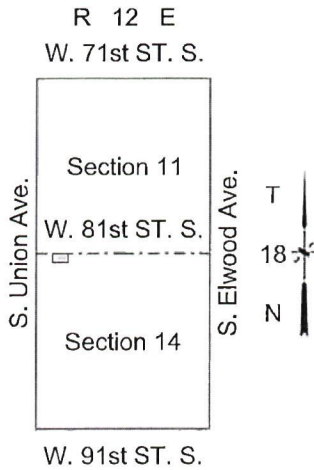


Russell D. Lambillotte
RPLS No. 1555, State of Oklahoma



7-31-24
Date

C.A. No. 7767
Expires: 06/30/25

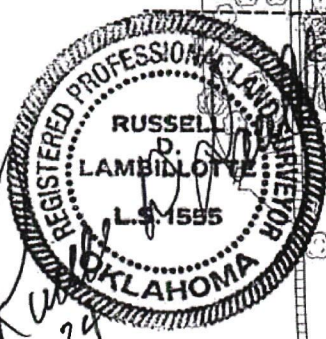
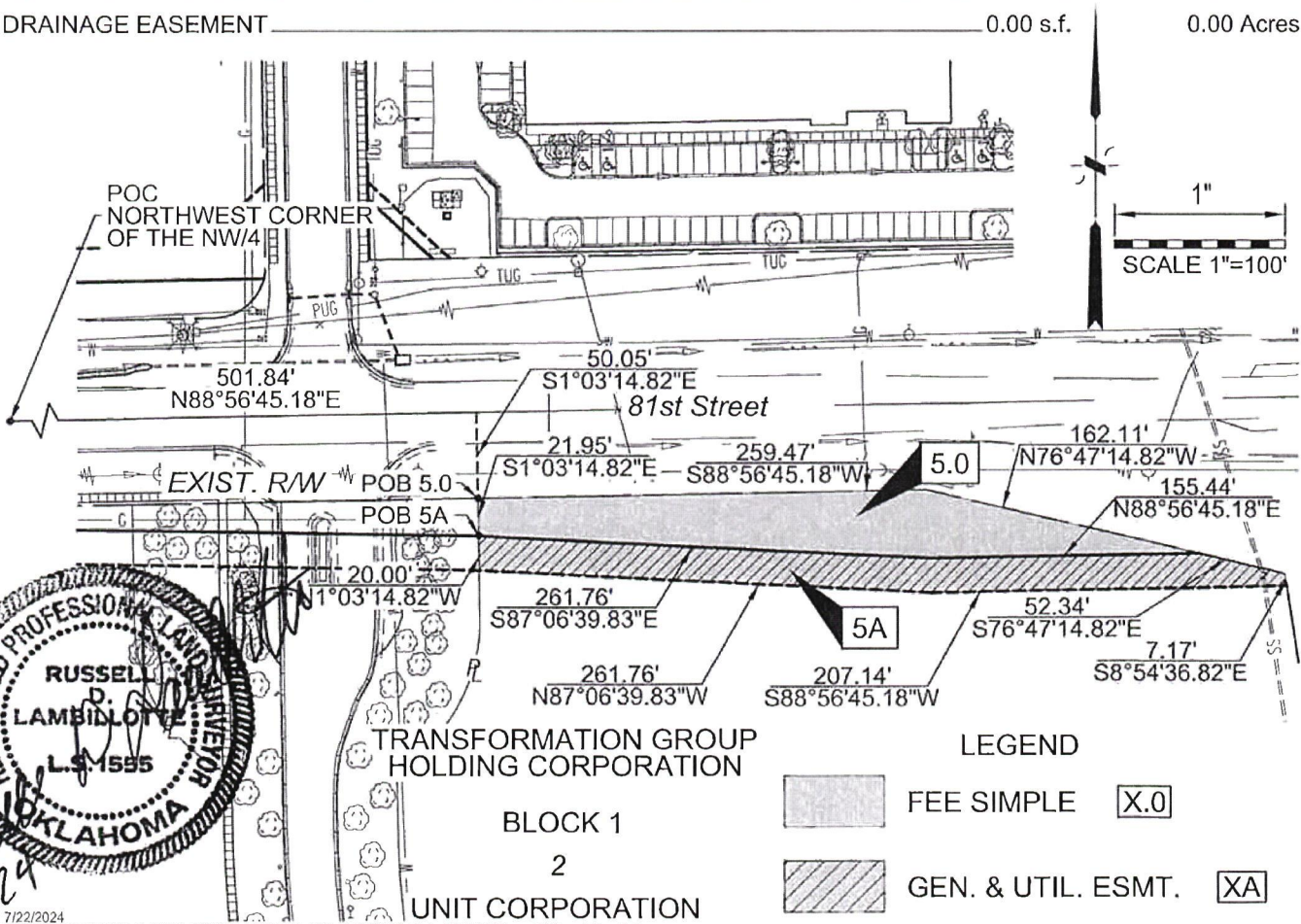


DATE DRAWN: 7-11-2023
 REVISED: 7-24-2024
 PROJECT: J3-0374(004)
 Interchange
 US-75 Over W. 81st St. S.

PARCEL NO.: 5A
 COUNTY: Tulsa

LEGAL DESCRIPTION:
 A tract of land that is in the Northwest Quarter (NW/4) of Section Fourteen (14) T-18-N, R-12-E, I.B. & M.

BEFORE GROSS	152,318.00 s.f.	3.50 Acres
EXISTING RW	0.00 s.f.	0.00 Acres
FEE SIMPLE	11,153.76 s.f.	0.26 Acres
REM IN QTR	141,164.24 s.f.	3.24 Acres
GEN. & UTIL. EASEMENT	9,022.44 s.f.	0.21 Acres
TEMP. CONST. EASEMENT	0.00 s.f.	0.00 Acres
DRAINAGE EASEMENT	0.00 s.f.	0.00 Acres



7.31.24

7/22/2024
 P:\FDBY\1650-TUL\ICM\140054_EC1847_US75_81st\20_DESGN\20_Calcs\CI\ROW\Parcel 5\Parcel Map 5.dgn

TRANSFORMATION GROUP
 HOLDING CORPORATION
 BLOCK 1
 2
 UNIT CORPORATION

LEGEND

	FEE SIMPLE	<input checked="" type="checkbox"/> X.0
	GEN. & UTIL. ESMT.	<input checked="" type="checkbox"/> XA

CONDEMNATION PARCEL STATUS

DATE: 1/29/2025

PROJECT NUMBER: 2036W0002Z – ODOT # J3-0374(004)

PROJECT NAME: The Widening of 81st St. S – Tacoma Ave. to Maybelle Ave. (a/k/a United States Highway Project No. J3-0374(004) Interchange US 75 over W 81st St. S, Tulsa County)

PARCEL NO.: 3.0, 3A, 4.0, 4A, 5.0, & 5A

OWNER NAME: Transformation Group Holdings Corporation, an Oklahoma Corporation

PROPERTY ADDRESS: 8114 S Unit Dr. W & 8115 S. Unit Dr. W, Tulsa, OK 74132

CITY FIRST OFFER: **\$498,750.00**

Parcel 3.0 - \$41,593.00

Parcel 3A - \$47,473.00

Parcel 4.0 - \$61,020.00 – Cost to Cure - \$16,296.00

Parcel 4A - \$39,598.00 – **Cost to Cure - \$19,365.00**

Parcel 5.0 - \$184,037.00

Parcel 5A - \$89,322.00

OWNER COUNTER: Discussion on site that the Monument Sign would be affected

CITY FINAL OFFER: **\$543,750.00**

Parcel 3.0 - \$41,593.00

Parcel 3A - \$47,473.00

Parcel 4.0 - \$61,020.00 – Cost to Cure - \$16,296.00

Parcel 4A - \$39,598.00 – **Cost to Cure - \$64,365.00** (*added \$45,000.00 for the monument sign*)

Parcel 5.0 - \$184,037.00

Parcel 5A - \$89,322.00

REASONS FOR NON-ACCEPTANCE OF CITY'S OFFER:

10/03/2024: City of Tulsa (COT) sent Offer Packet.

10/07/2024: Garrett Mahaney, lawyer, Paine and Associates, called; he is the representative for Property Owner.

10/23/2024 - 11/07/2024: Numerous phone calls & e-mails to Property Owner representatives. No response.

11/08/2024: COT sent a Project Timeline Notification Letter (via email & certified mail).

11/11/2024: Property Owner advised they have retained Andrew Shank, Eller & Detrich.

11/13/2024: Telephone call with Andrew Shank; he requested R/W plans, engineering drawings, & new staking.

12/03/2024: On-site meeting with Andrew Shank, Garrett Mahaney, COT, & ROW acquisition consultants. Andrew Shank stated he understood if COT needs to proceed with condemnation due to project timelines & his client's desire to obtain an appraisal and their own engineering review.

12/06/2024: TEAMS meeting between the COT & design engineers to address concerns raised at on-site meeting.

12/12/2024: Revised Offer Packet sent (value of the monument sign was added).

12/18/2024 – present: Multiple discussions with Andrew Shank. Negotiations are ongoing, no counteroffer has been officially received & the Property Owner is still in the process of reviewing values and obtaining engineering reviews.

REASON FOR CONDEMNATION:

Project time constraints

Non-agreement between City & PO

Title Issues

Parcel is the last one needed

Other (Please explain below)

OTHER COMMENTS:

Property Owner's attorney understands project time constraints require the COT to proceed with condemnation while they obtain additional appraisal & an engineering review.

Project Expense Inquiry [City of Tulsa]

KR

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Project Expense Inquiry [City of Tulsa]

Project string

	Project *	2036W0002Z	81 St S: Tacoma - Maybelle WDN	Description
	Phase *	Streets	Streets	
	Task *	ArtRhb	Arterial Street Rehab	
	Sub-Task *	4283N	2020 Go Bond Issue 3	Justification
	Name *	81st St S-Tacoma to Maybelle		
	Short Name *	81st-Tacom		
	Status	Active		Project Available Bu
	Projected date range	04/01/2020	to 06/30/2030	
	Actual date range		to	Actual overhead rat
				Expense Type

Project String Balances

GL Accounts

	Project Year 2025	Project Year 2024	Project Year
Original Budget	.00	.00	
Transfers - In	39,439.84	855,100.00	
Transfers - Out	-20,558.67	.00	
Revised Budget	873,981.17	855,100.00	
Actual (Memo)	6,412.08	6,250.00	
Encumbrances	12,469.09	.00	
SOY Encumbrances	.00	.00	
Requisitions	.00	.00	
Inception to SOY	6,250.00	.00	
Available	848,850.00	848,850.00	
Percent Used	2.88	0.73	

Project Expense Inquiry [City of Tulsa]

KR

Close |
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Project Expense Inquiry [City of Tulsa]

Project string

	Project *	2036W0002Z	81 St S: Tacoma - Maybelle WDN	Description
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	Projected date range	04/01/2020	to 06/30/2030	
	Actual date range		to	Actual overhead rat
				Expense Type

Project String Balances

GL Accounts

Default GL account

Fund	SubFund	Function	Department	Division	Section
Org	Object	Project			
42833200	541106				

Allow GL Override

Budget GL account

Fund	SubFund	Function	Department	Division	Section
Org	Object	Project			
42833200	541106				