

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

☐ Scanned

Date: 05.11.2022

☐ Posted

Item #: 2205.00926

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
Mayors Office

Contact Name
Casia Carr/ Kathryn Junk

Email
ccarr@cityoftulsa.org

Phone
918-596-7700

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:

Date:

Date:

Date:

Date:

Date:

5.9.22

5-9-2022

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 May 25, 2022 before City Council is being published and mailed to the property owners within KWID 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 any owner of a parcel of land that is listed on the Assessment Roll, limited to those objections which were filed in writing with the City Clerk not later than May 20, 2022, which date is three business days before the May 25, 2002 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, 2022.

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 (ablank@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 as depicted on Exhibit A.

WHEREAS, Resolution No. 20184 directed City staff to prepare and file 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. 20184 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 July April 20, 2022, filed with the City Clerk and attached hereto as Exhibit A, setting forth the Assessment Formula and 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, 2022 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 and be put in full force and effect from and after June 15, 2022

ADOPTED by the Council _____
Date

Chair of the Council

ADOPTED as an emergency measure _____
Date

Chair of the Council

ADB

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

ADB

ADP

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

PROPERTY ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME AND ADDRESS	IMPROVEMENTS & SERVICES FOR WHICH THE PROPERTY IS ASSESSED	MAXIMUM ESTIMATED BENEFIT (ANNUAL) <i>Note: For Assessment Formula, please see Exhibit 1.</i>
204 S LEWIS AV E	LT 1 LESS E10 THEREOF BLK 8	EMILY STEWART 202 BUILDING PARTNERSHIP 3324 E 46TH ST TULSA, OK 74135	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 693.98
2403 E ADMIRAL BV N	LTS 14 & 15 BLK 4	AARON POST Odd24, LLC 1228 E. 21ST ST TULSA, OK 74114	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 586.87
302 S LEWIS AV E	LOT 1 BLOCK 1	JOSEPH MASSAD 302 SOUTH LEWIS BUILDING LLC 302 S LEWIS AVE TULSA, OK 74104	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 1,808.67
2224 E ADMIRAL BV S	LTS 1 & 2 BLK 21	PAUL JOHNSON AXUM COMPANY LLC 1611 S. UTICA AVE. #145 TULSA, OK 74104	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 949.19
2420 E ADMIRAL BV S	LT 8 BLK 5	JENNIFER ANAYA 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
2425 E ADMIRAL PL S	PRT LT 19 BEG SWC TH E50 N60 NW TO WL S95 POB BLK 4	DEREK MORDHORST ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 352.70
2427 E ADMIRAL PL S	PT LT 20 BLK 4 BEG SWC TH E50 N54 NW TO W L S60 TO BEG	DEREK MORDHORST ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 352.70
2326 E ADMIRAL BV S	LTS 1 2 BLK 22	DEREK MORDHORST ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 1,237.56
2428 E ADMIRAL BV S	LT 6 BLK 5	DEREK MORDHORST ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 365.92

LAST UPDATED 4/20/2022

EXHIBIT

A

tabbles

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

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
2546 E ADMIRAL BV S	LTS 1 2 BLK 6	BAGGIANI, SANDRO STEPHANO 5540 E 107TH ST TULSA, OK 74137	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 334.35
2533 E ADMIRAL PL N	LT 21 BLK 3	BARLOW, ARTHUR J AND MILDRED L 2533 E ADMIRAL PL TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 343.37
2113 E ADMIRAL BV N	LTS 6 & 7 BLK 3	J. RON EDWARDS BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 922.80
2302 E ADMIRAL BV S	W50 OF LT 15 & S35 W50 OF LT 16 BLK 22	J. RON EDWARDS BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 522.44
2308 E ADMIRAL BV S	W50 E100 OF LT 15 & W50 E100 LESS N15 E100 OF LT 16 BLK 22	J. RON EDWARDS 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 N15 LT 16 BLK 22	J. RON EDWARDS BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 363.73
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
10 S LEWIS AV E	LT 3 BLK 22	ROBERT BABCOCK CIRCLE CINEMA FOUNDATION 8 S LEWIS AVE TULSA, OK 74104	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 362.89
14 S LEWIS AV E	LT 4 BLK 22	ROBERT BABCOCK CIRCLE CINEMA FOUNDATION 8 S LEWIS AVE TULSA, OK 74104	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 362.89

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

2321 E 3 ST S	LTS 7 THRU 10 & ALL VAC ALLEY BLK 8 WAKEFIELD & LTS 1 & 2 & ALL VAC ALLEY BLK 5	W. JAMES MCCARTHY COMMUNITY HEALTH CONNECTION, INC C/O JIM MCCARTHY 2321 E 3 St S TULSA, OK 74104	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 1,938.16
2410 E ADMIRAL BV S	LT 9 BLK 5	COPPER, GARY L 209 S GARY AVE TULSA, OK 74104	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 352.78
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
2112 E ADMIRAL BV S	E.50 N.30 OF LT 15 & E.50 LT 16 BLK 20	DEL RIO, ANA M & JUAN C GARFIO 11 S YORKTOWN AVE TULSA, OK 74104	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 341.71
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
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
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
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
2205 E ADMIRAL BV N	LT 8 BLK 2	JAMES EDWARDS EDWARDS, RON & MONA TRUST 15516 E 79TH ST N OWASSO, OK 74055	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 856.11
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
22 S LEWIS AV E	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

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

501 S LEWIS AV E	LTS 43 THRU 48 INCL BLK 6	NATHAN PRITCHETT FAB LAB TULSA INC 501 S LEWIS AVE TULSA, OK 74104	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 409.27
2529 E ADMIRAL PL N	LT 20 BLK 3	GLOWACKI, DANIEL & APRIL 21661 E 46 ST BROKEN ARROW, OK 74014	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 343.37
111 S LEWIS AV E	PRT LTS 8 THRU 17 BEG 12S NEC W/2 LT 8 TH S312 W178 CRV RT 34.5 N234 CRV RT 88 E144 POB BLK 2	MONTE HARREL HEC HOLDINGS LLC 4520 S HARVARD AVE STE 235 TULSA, OK 74135	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 1,756.71
2439 E ADMIRAL PL N	LTS 10 THRU 12 BLK 1	HOUSING AUTHORITY OF THE CITY OF TULSA 415 E INDEPENDENCE ST TULSA, OK 74106	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 670.13
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
2415 E ADMIRAL BV N	LTS 16 17 BLK 4	JOHN MUSELMANN M AND M PROPERTIES L L C PO BOX 35652 TULSA, OK 74153	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 586.87
116 S LEWIS AV	LTS 11 & 12 BLK 1	JODI HUDSON TURNER HUDSON ENTERPRISES, LLC P.O. BOX 52594 TULSA, OK 74152	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 883.93
445 S LEWIS AV E	LT 1 BLK 1	ELIZABETH HORKEY AMERICAN HERITAGE BANK PO BOX 50000 TULSA, OK 74150	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 1,246.54
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
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
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
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

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

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	SJT INVESTMENTS LLC 2519 E ADMIRAL PL TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 343.37
2527 E ADMIRAL PL N	LT 19 BLK 3	SJT INVESTMENTS LLC 2519 E ADMIRAL PL TULSA, OK 74110	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 343.37
2539 E ADMIRAL PL N	LT 22 BLK 3	SMITH, THERESE C REVOCABLE TRUST C/O THERESE C SMITH TTEE 3351 E 4TH ST TULSA, OK 74112	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 343.37
2543 E ADMIRAL PL N	LT 23 BLK 3	SMITH, THERESE C REVOCABLE TRUST C/O THERESE C SMITH TTEE 3351 E 4TH ST TULSA, OK 74112	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 343.37
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
2545 E ADMIRAL PL N	LT 24 BLK 3	SUNRISE PROPERTY MGMT LLC C/O THERESE SMITH 3351 E 4TH ST TULSA, OK 74112	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 323.50
519 S LEWIS AV E	LTS 49 50 BLK 6	TCF REAL ESTATE LLC 7030 S YALE AVE STE 600 TULSA, OK 74136	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 409.25
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
301 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
301 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
301 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

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

301 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
2426 E ADMIRAL BV S	LT 7 BLK 5	TOWNER, DONALD A 2424 E ADMIRAL BLVD TULSA, OK 74110	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 365.92
2202 E ADMIRAL BV S	W100 OF LT 16 BLK 21	ADRIENNE DUFFY TULSA GIRLS ART SCHOOL PROJECT INC 2202 E ADMIRAL BLVD TULSA, OK 74110	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 649.85
215 S LEWIS AV E	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
2405 E 4 PL	LOT 1 BLK 1	MATT WARREN UNIVERSITY OF TULSA ATT KEVAN C BUCK 800 S TUCKER DR TULSA, OK 74104	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 944.54
555 S LEWIS AV E	LOT 1 BLOCK 1	JOSH MILLER WEST PARK PHASE II LLC C/O BYRON BURKE 1712 S MADISON AVE TULSA, OK 74120	ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 1,855.96
2351 E ADMIRAL CT N	LOT 1 BLOCK 5	SARAH TIRRELL WHITTIER HEIGHTS LP 5330 E 31ST ST STE 800 TULSA, OK 74135	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 946.19
2124 E ADMIRAL BV S	LT 1 BLK 20	J.P. HEWITT 8909 S YALE AVE TULSA, OK 74137	BEAUTIFICATION, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 828.70
2219 E ADMIRAL BV	W110 LTS 6 & 7 BLK 2	TIM ZIEGLER Z3M LLC 6 N LEWIS AVE TULSA, OK 74110	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 597.74
1 N LEWIS AV E	LT 13 BLK 4	TIM ZIEGLER Z3M LLC 6 N LEWIS AVE TULSA, OK 74110	BEAUTIFICATION, LIGHTING, PARKING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 997.60
2225 E ADMIRAL BV	E40 OF LT 6 & E40 OF LT 7 BLK 2	TIM ZIEGLER ZIEGLER, D E ART CRAFT SUPPLY INC 6 N LEWIS AVE TULSA, OK 74110	BEAUTIFICATION, LIGHTING, ADMINISTRATION, LANDSCAPING & TRASH REMOVAL, SECURITY	\$ 496.74

ADB

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

2303 E ADMIRAL BV S	LT 8 & 9 & W10 VAC ALLEY ADJ ON E BLK 1	TIM ZIEGLER 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
9 N GILLETTE AV E	LT 10 & W10 VAC ALLEY ADJ ON E BLK 1	TIM ZIEGLER ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	ADMINISTRATION, SECURITY, PARKING	\$ 238.39
14 N LEWIS AV E	LT 4 & E10 VAC ALLEY ADJ ON W LESS ES THEREOF FOR ST BLK 1	TIM ZIEGLER 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
12 N LEWIS AV E	LT 5 & E10 VAC ALLEY ADJ ON W BLK 1	TIM ZIEGLER 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
8 N LEWIS AV E	LT 6 & E10 VAC ALLEY ADJ ON W BLK 1	TIM ZIEGLER 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
2325 E ADMIRAL BV	LT 7 & E10 VAC ALLEY ADJ ON W BLK 1	TIM ZIEGLER 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
TOTAL: \$				47,948.26

A03

KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 ASSESSMENT ROLL

Exhibit 1: Kendall Whittier Improvement District No. 1 Assessment Formula

Service	Calculated by	Rate
Administration and Management	Per parcel	\$96.23
Landscaping and Trash Removal	Parcel linear foot of frontage	\$1.88
Security	Per parcel	\$48.61
Beautification*	Parcel linear foot of frontage	\$2.07
Lighting*	Parcel linear foot of frontage	\$0.18
Parking lot*	Parcel linear foot of frontage	\$0.26

**Only assessed against parcels receiving the benefit as outlined in Exhibit 2.*

Kendall Whittier Improvement District (Exhibit A)

