

TULSA TOURISM IMPROVEMENT DISTRICT NO. 1

DISTRICT PLAN

Date: October 15, 2018

I. Boundary, Description, Duration, and Purpose of District:

The Tulsa Tourism Improvement District No. 1 (the “District”) shall be comprised of those properties within the geographical area of the City of Tulsa on which a hotel or motel, which in either case has one-hundred ten (110) or more rooms available for occupancy, is located. A map of the proposed assessment area for the District is attached as Appendix 1.

The District shall have a maximum term of thirty (30) years from the date of its creation by the City Council of the City of Tulsa.

The sole purpose of the District is to provide marketing services for private or public events reasonably calculated to increase occupancy and room rates for the assessed properties as a class. The District is organized pursuant to the authority of the Oklahoma Improvement District Act, Oklahoma Statutes Title 11, Section 39-103.1.

II. Project Budget

The estimated cost of services to be provided by the District in its initial year is \$2,319,615.38, which may be adjusted, as assessment collections are available. The assessments to be collected by the District are projected to total \$2,319,615.38 in its initial year.

III. Assessments

Assessments will commence on April 1, 2019 (the “Effective Date”).

Assessments shall be three percent (3.0%) of the gross proceeds or gross receipts derived from the rent for every occupancy of a room in a hotel or motel subject to the assessment which amount shall be calculated and determined in the same manner as the hotel tax established by City of Tulsa Ordinance No. 13288 (as in effect as of the date hereof, the “Ordinance”).

For the purposes of the Annual Assessment Roll, the estimated gross proceeds or gross receipts shall be calculated by the following method:

1. The STAR Benchmark report developed by STR Global shall be used to determine the "Hotel Class" of each hotel or motel in the District, as well as the Average Daily Rate (ADR) for the Tulsa Market for that Hotel Class.
2. Tulsa County Assessor records shall be used to determine the total number of rooms ("Rooms") for each property in the District.
3. The estimated annual assessment for each property shall be calculated as:
 $\text{Rooms} \times 365 \text{ days} \times \text{Average Daily Rate for the property's Hotel Class} \times 3\%$.

Every operator of a hotel or motel subject to the Assessment ("Operator"), on or before the last day of each month, shall file with the Mayor of the City of Tulsa ("Mayor") a return of occupancy and of rents payable thereon for the preceding calendar month. The date of filing shall be the date of delivery to the Mayor. The City shall submit accurate monthly billings to property owners within the District for the assessments imposed upon the rents included in such return.

An estimate of the assessment for, and benefit to, each qualifying hotel or motel for calendar year 2017 is attached as Appendix 2.

Assessments shall be approved annually by the City of Tulsa City Council in accordance with the procedures set forth in the Oklahoma Improvement District Act, 11 O.S. 39-101, *et seq.*

IV. Collection and Administration of Assessments

The City of Tulsa shall ensure the proper administration of the District, including (i) the maintenance of current and accurate records of all properties subject to District assessment, (ii) the submission of accurate regularly recurring monthly billings to property owners within the District, (iii) the diligent collection of District assessments, interest and penalties, (iv) the timely filing of liens when assessment payments are sixty days past due, (v) the remittance as received of all collected assessments to a segregated account for the benefit of the District (the "District Account"), (vi) the maintenance of the confidentiality of individual hotel and motel property revenue, room occupancy rates, and assessments paid in the same manner as the City maintains individually identifiable information respecting the hotel tax and (vii), the timely disbursement of all collected assessments as hereafter provided. The City shall not waive the assessment (including interest and penalties) for any property subject to assessment or the collection of any such assessment. The District Company shall have the right to audit the administration of the District by the City to ensure that the administration is in compliance with these provisions.

The first two percent (2%) of all assessments collected shall be deposited into the General Fund of the City of Tulsa and shall be available to pay expenses incurred by the City of Tulsa in the performance of its obligations under this District Plan ("City Expense Reimbursement").

The City shall annually prepare and distribute to the owners and operators of hotels and motels subject to assessment an accounting of the aggregate calculation and collection of assessments and an accounting of the disbursement of funds.

The City shall enter into a contract with the "District Company" (as hereafter defined) for professional marketing services reasonably calculated to increase occupancy and room rates for the assessed properties as a class. The source of funds for the contract shall be the assessments as collected (less only the City Expense Reimbursement) for the purpose of providing such services, as contemplated by the Oklahoma Improvement District Act, Oklahoma Statutes Title 11, Sections 39-103.1 and 39-113(1.).

V. Activities of the District Company

The District Company shall annually designate a single comprehensive destination marketing organization ("DMO") operating in Tulsa (the "Service Provider") solely to provide marketing services (the "Services") reasonably calculated to increase occupancy and room rates for the assessed properties as a class (including convention and tourism facility expenses directly related to such marketing services). The source of the funds for the contract between City and District Company shall be the assessments as collected (less only the City Expense Reimbursement) for the purpose of providing such Services, as contemplated by the Oklahoma Improvement District Act, Oklahoma Statutes Title 11, Sections 39-103.1 and 39-113(1.). The provision of the Services by the Service Provider are subject solely to the direction and supervision of the District Company.

Annual Marketing Plan and Performance Goals

The Services to be provided by Service Provider shall be itemized by the Service Provider in an Annual Marketing Plan and Performance Goals and submitted annually for approval by the District Company. The Annual Marketing Plan and Performance Goals shall specify the benchmarks, goals, and objectives for the upcoming year, as well as the programs to be implemented to achieve those benchmarks, goals, and objectives and shall set forth the specific professional services that will be provided by Service Provider to carry out the objectives as set forth therein.

On or before one hundred fifty (150) days prior to the beginning of each annual period, the Service Provider shall submit to the District Company for approval a proposed Annual Marketing Plan and Performance Goals. The District Company shall notify Service Provider of its approval or suggested revisions to the Annual Marketing Plan and Performance Goals within thirty (30) days of receipt of the proposed documents. Upon agreement and approval of the Annual Marketing Plan and Performance Goals as revised, if applicable, the approved Annual Marketing Plan the Service Provider shall proceed in accordance therewith.

Budget

On or before one hundred fifty (150) days prior to the beginning of each annual period, the Service Provider shall submit to the District Company for approval a proposed

Annual Budget. The Annual Budget shall include itemized expenses for professional services and reimbursable expenses necessary to carry out the approved Annual Marketing Plan and Performance Goals for annual period. The District Company shall notify Service Provider of its approval or suggested revisions to the Annual Budget within thirty (30) days of receipt of the proposed documents.

VI. District Company

The Board of Advisors (as hereafter designated) shall organize a not-for-profit limited liability company pursuant to the Oklahoma Limited Liability Company Act to be known as the Tulsa Tourism Improvement District No. 1 Company (“the “District Company”). The Board of Advisors shall be the members and managers of the District Company who shall govern the business of the District Company in accordance with the provisions of this District Plan. The District Company shall engage in no activities other than those provided for in this District Plan. The Board of Advisors shall act by majority vote with each member having one vote.

Board of Advisors – Structure and Process

The Board of Advisors shall be comprised of individual members (“Members”) filling each of eleven (11) positions, as follows:

- Position One: An appointee by the Mayor of the City of Tulsa who is not (i) an assessment payor, (ii) a member, director, officer or employee of VisitTulsa Regional Tourism, Inc., or (iii) a member, director, officer, or employee of Metro Tulsa Hotel and Lodging Association
- Position Two: The Chair of the Board of Directors of VisitTulsa Regional Tourism, Inc.
- Position Three: The President of VisitTulsa Regional Tourism, Inc.
- Position Four: An individual who shall be a member of the Board of Directors of VisitTulsa Regional Tourism, Inc. designated by the Board of Directors of VisitTulsa Regional Tourism, Inc.
- Position Five: An individual who shall be a member of the Board of Directors of VisitTulsa Regional Tourism, Inc. designated by the Board of Directors of VisitTulsa Regional Tourism, Inc.
- Position Six: An individual who shall be a member of the Board of Directors of VisitTulsa Regional Tourism, Inc. designated by the Board of Directors of VisitTulsa Regional Tourism, Inc.
- Position Seven: The Chair of the Metro Tulsa Hotel and Lodging Association (“MTHLA”).
- Position Eight: A person who is a representative of an owner or operator of a hotel or motel and who is designated by the Board of

Directors of MTHLA to be a representative of MTHLA on the Board.

- Position Nine:

An individual (A) who is or who represents the owner and/or operator of a hotel or motel which has at least one-hundred ten (110) rooms available for occupancy located within the District who is elected by a majority of such owners and/or operators voting by number of rooms available for occupancy or (B) who is or who represents the owner and/or operator of a hotel or motel which has at least fifty (50) rooms available for occupancy located within the District which owner and/or operator has made an Election (as hereafter defined) which Election has not terminated and who is elected by a majority of owners and/or operators having at least one-hundred ten (110) rooms available for occupancy and owners and/or operators having at least fifty (50) rooms available for occupancy who have made an Election which has not been terminated) voting by number of rooms available for occupancy. An election shall be held every three years and whenever there is a vacancy on the Board of Advisors in the position. The Board of Advisors shall conduct the election in such manner as it shall determine and certify such election to such owners which certification shall be binding for all purposes.

- Position Ten:

An individual who is or who represents the owner and/or operator of a hotel or motel which (i) has at least one-hundred ten (110) rooms available for occupancy located within that part of the District lying South City of Tulsa 41st Street and (ii) who is elected by a majority of such owners and/or operators voting by number of rooms available for occupancy. An election shall be held every three years or whenever there is a vacancy on the Board in the position. The Board of Advisors shall conduct the election in such manner as it shall determine and certify such election to such owners which certification shall be binding for all purposes.

- Position Eleven:

An individual who is or who represents the owner and/or operator of a hotel or motel which (ii) has at least one-hundred ten (110) rooms available for occupancy located within that party of the District lying North of City of Tulsa 41st Street and (ii) who is elected by a majority of such owners and/or operators voting by number of rooms available for occupancy. An election shall be held every three years or whenever there is a vacancy in the position. The Board of Advisors shall conduct the election in such manner as it shall determine and certify such election to such owners which certification shall be binding for all purposes.

The Board of Advisors shall meet on a periodic basis at the call of the Chair of the Board of Directors of Visit Tulsa, the President of the Metro Hotel & Lodging Association or any two of the members of the Board of Advisors to review the activities of the District and performance of the Service Provider. The Board of Advisors shall conduct its affairs in accordance with Robert's Rules of Order. The members of the Board of Advisors shall serve without compensation derived from assessments. The Board of Advisors shall have the right to require the resignation of any Member who fails to attend a majority of meetings in any consecutive six-month period as determined by the Board of Advisors. In the event the Board of Advisors requires such resignation, the successor shall be selected in the same manner as the resigning Member had been selected.

Whenever a hotel or motel shall have more than one owner or operator, the owners or operators, as the case may be, shall designate one such owner to act for and on behalf of the owners or operators. In the absence of such designation, the hotel or motel shall be disregarded in any vote taken pursuant to this Plan.

Collaboration

The City of Tulsa and the District shall in good faith collaborate with one another in their efforts to market Tulsa as a destination and enhance the city's competitive identity.

Optional Participation

Owners and/or operators of hotels and motels which are not subject to assessment and which are located in or near the District may make an election ("Election") to be treated as if subject to the rights and obligations of the District (the "Optional Participation") by delivering written notice of such Election to the City of Tulsa not sooner than six calendar months preceding an anniversary date of the District and not later than three calendar months preceding such anniversary date in which event the Optional Participation shall commence on such anniversary date. If an Election for Optional Participation is made the owner/and/or operator shall, in lieu of paying the assessments, enter into a contract with the City of Tulsa to make an in-lieu payments to the City of Tulsa for the benefit of the District on the same terms and conditions as assessments are paid. The Optional Participation may be terminated after three calendar years of Optional Participation following the Election by written notice delivered to the City of Tulsa not sooner than six calendar months preceding an anniversary date and not later than three calendar months preceding an anniversary date. An owner and/or operator who has participated and terminated the Optional Participation may thereafter make an additional Elections.

Assessments to Supplement Current Activities

The District is intended to increase the total funds available for tourism marketing services for the City over the funds generated by the City's existing level of funding.

In the event the City reduces the funding of tourism marketing services and convention and tourism facilities for the City by an amendment to Title 44, Sections 118B or 118C of the City of Tulsa Ordinances (as in effect as of the date hereof), by a reduction of the percentage of hotel tax allocated to tourism marketing services and convention and

tourism facilities for the City, or by other means, the District Company may terminate the District as of the next anniversary of the effective date following such reduction.

In the event the City increases the hotel tax rate above the rate in effect as of the Effective Date, the District Company may terminate the District as of the next anniversary of the effective date of such increase.

In the event the City decreases the hotel tax rate below the rate in effect as of the Effective Date, the District Company may terminate the District as of the next anniversary of the effective date of such decrease.

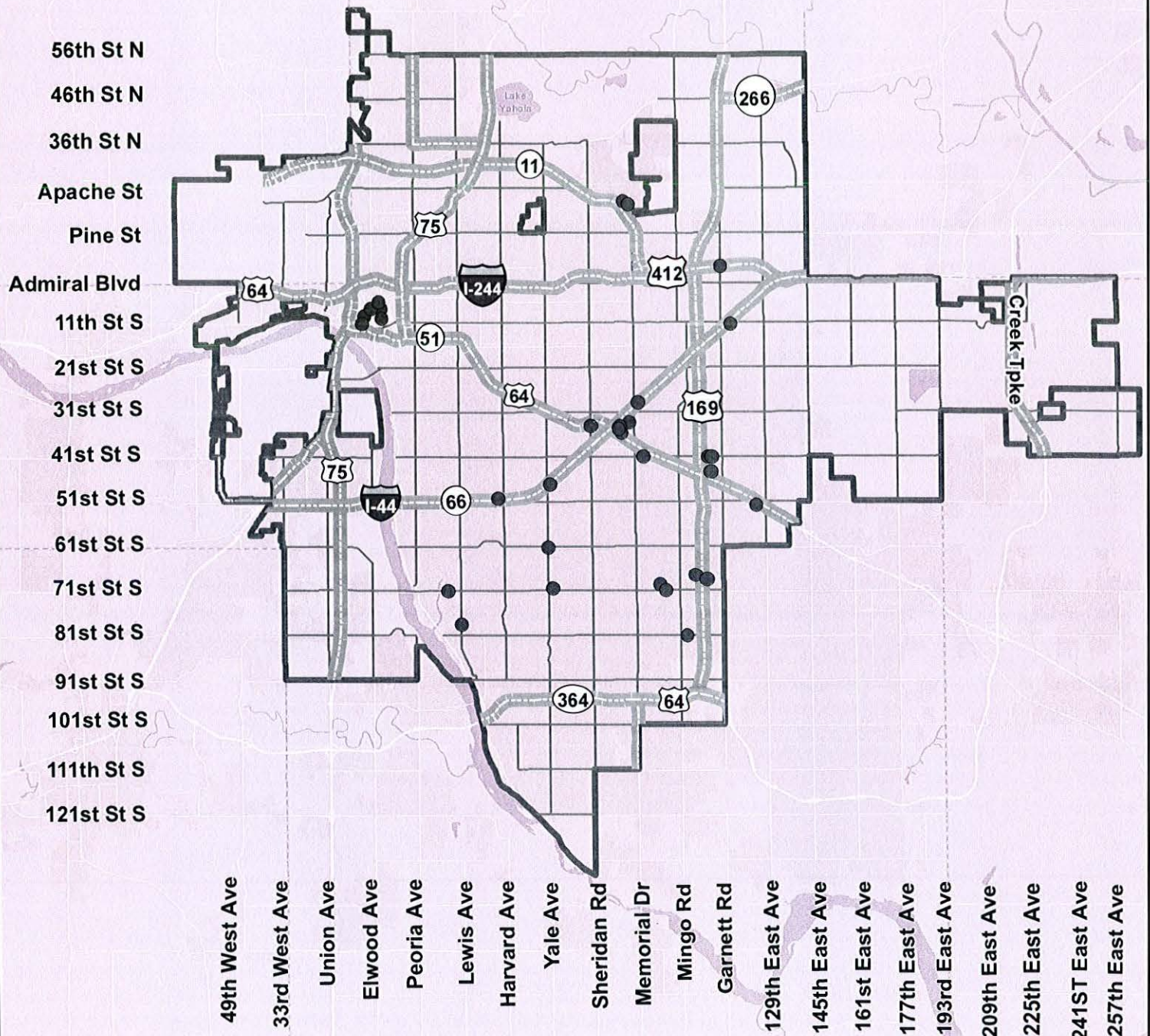
VII. Termination of District

The District may be terminated as set forth in 11 O.S. Section 39-103.1 (F) or on the third anniversary of the Effective Date and every anniversary thereafter by the written action of the owners or operators of properties subject to assessment on which hotels and/or motels constituting more than fifty percent of the rooms subject to assessment are located, provided (A) such written action is taken and delivered to the Board of Advisors not sooner than six calendar months preceding such anniversary date and not later than three calendar months preceding such anniversary date, (B) owners of properties participating by Election as Optional Participation shall not be eligible to vote to terminate the District, and (C) no action to terminate the District as provided in this paragraph shall be taken until written notice of the intention to terminate the District and the reasons therefor shall have been given to all owners and operators paying assessments at least sixty calendar days prior to the effective date of such action. Such action, once delivered to the Board of Advisors, shall be irrevocable except by written action taken in the same manner provided in clause (i) or clause (ii) above, as applicable. Any funds not expended or committed for expenditure as of such termination shall be refunded to the property owners pro-rated on the number of rooms subject to assessment owned by the property owners.

APPENDIX 1

Map of Assessment Area

Tulsa Tourism Improvement District No. 1 - Assessment Area



CITY OF
Tulsa
A New Kind of Energy™

● Hotels
□ Tulsa Corporate Limits

0 2 4 6 Miles



APPENDIX 2

Assessment Roll (estimated)

APPENDIX 2
TULSA TOURISM IMPROVEMENT DISTRICT NO.1
Assessment Roll [Estimated]

Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class ¹	Total Rooms ²	End of Year 2016 ADR for Class ³	Assessment ⁴
Aloft Tulsa 6716 South 104th East Avenue Tulsa, OK 74133	THIG LLC PO BOX 7479 SPRINGDALE, AR 72766	THIG LLC PO BOX 7479 SPRINGDALE, AR 72766	Subdivision: HOME CENTER AMD RESUB L181 HOME CENTER Legal: LT 4 BLK 1 Section: 06 Township: 18 Range: 14	Upscale	136	92.55	137,825.46
Aloft Tulsa Downtown 200 Civic Center Tulsa, OK 74103		TOCH LLC 1743 E. 71ST ST. TULSA, OK 74136	Subdivision: TULSA-ORIGINAL TOWN Legal: LTS 1 THRU 6 & VAC ALLEY & E/2 VAC FRISCO AVE & N/2 VAC 5TH ST & W/2 VAC ELWOOD AVE ALL ADJ THERETO BLK 131 Section: 02 Township: 19 Range: 12	Upscale	180	92.55	182,416.05
Americas Best Value Inn & Suites 3509 South 79th East Avenue Tulsa, OK 74145	TALLASI HOSPITALITY LLC 8502 E 27TH ST TULSA, OK 74129	TALLASI HOSPITALITY LLC 8502 E 27TH ST TULSA, OK 74129	Subdivision: INTERCHANGE PLACE Legal: PRT LT 1 BEG SECR TH W278.49 NW200 NE253.85 TH ON CRV LF 137 SE266.39 S350 POB BLK 1 Section: 23 Township: 19 Range: 13	Economy	133	47.58	69,293.13
Clarion Inn Tulsa International Airport 2201 North 77th East Avenue Tulsa, OK 74115		TULSA AIRPORTS IMPROVEMENT TR C/O AIRPORT LODGE L P ATTN BOB HODONA 2201 N 77TH E AVE TULSA, OK 74115	Subdivision: UNPLATTED Legal: BEG 1627.71N & 1924.61W & 244.15S & 425.72SE & 50.31SE & 60.80SE & 75.78SE & 6.21SE & 3.59NE & 243.35SE & 82.27SE & 77.71SE & 170.02NE SECR NE TH NE163.86 NE115.08 NE103.26 NE150.77 NW56.51 NW510.42 SW32.45 CRV ALG LF52.36 S717.39 E132.54 POB SEC 26 20 13 5.095ACS Section: 26 Township: 20 Range: 13	Upper Midscale	110	85.90	103,466.55

¹ 2016 STR® Designator of Class (by permission).

² Total Available Rooms Reported by Owner/Operator.

³ 2016 STR® End of Year 2016 ADR by Class.

⁴ Assumes 100% occupancy based on STR® reported ADR for Class Level. Actual Assessment is 3.0% of gross receipts for occupied rooms calculated and determined in the same manner as the hotel tax established by City of Tulsa Ordinance No. 13288, as more particularly described in District Plan.

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Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class ¹	Total Rooms ²	End of Year 2016 ADR for Class ³	Assessment ⁴
Clarion Inn and Suites 3209 South 79th East Avenue Tulsa, OK 74145		Oakview Hospitality LLC 14493 Old Creek Road San Diego, CA 92131	Subdivision: INTERCHANGE CTR Legal: PRT LT 3 BEG 710W SECR TH N340.39 E19.76 TH NELY CRV LF 136.18 NE0.00 SE80.92 S346.63 W215 POB & A TR OF LAND BEG 760W NEC N/2 SE NE E460 S10 W180.01 S50 W280 N60 POB SEC 23 19 13 .427AC Section: 23 Township: 19 Range: 13	Upper Midscale	147	85.90	138,268.94
Courtyard By Marriott - Woodland Hills 9041 East 71st Street Tulsa, OK 74133	Robert Patel	WOODLAND HILLS MALL LLC C/O COURTYARD BY MARRIOTT ATTN ROBERT PATEL 6332 E 88TH ST TULSA, OK 74137	Subdivision: WOODLAND HILLS COURTYARD BY MARRIOTT RSB PRT L1 B1 WOODLAND HILLS MALL EXT Legal: LOT 1 BLOCK 1 Section: 01 Township: 18 Range: 13	Upscale	138	92.55	139,852.31
Courtyard by Marriott Tulsa Central 3340 South 79th East Avenue Tulsa, OK 74145	CY TULSA LLC 6030 E SKELLY DRIVE TULSA, OK 74135	CY TULSA LLC 6030 E SKELLY DRIVE TULSA, OK 74135	Subdivision: INTERCHANGE PLACE Legal: PRT LT 3 BEG 256.12NW & S5.34N SWC THEREOF TH NLY179.22 NE146.06 SE228.12 E243 EL S204 W531.95 POB BLK 1 Section: 23 Township: 19 Range: 13	Upscale	122	92.55	123,637.55
Courtyard Tulsa Downtown 415 South Boston Avenue Tulsa, OK 74103		ATLAS LIFE MASTER LANDLORD LLC C/O STEPHEN E EHRHARDT MGR 2201 N STONE WOOD CIR BROKEN ARROW, OK 74012	Subdivision: TULSA-ORIGINAL TOWN Legal: LT 5 BLK 137 Section: 01 Township: 19 Range: 12	Upscale	119	92.55	120,597.28

¹ 2016 STR® Designator of Class (by permission).

² Total Available Rooms Reported by Owner/Operator.

³ 2016 STR® End of Year 2016 ADR by Class.

⁴ Assumes 100% occupancy based on STR® reported ADR for Class Level. Actual Assessment is 3.0% of gross receipts for occupied rooms calculated and determined in the same manner as the hotel tax established by City of Tulsa Ordinance No. 13288, as more particularly described in District Plan.

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Assessment Roll [Estimated]

Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class ¹	Total Rooms ²	End of Year 2016 ADR for Class ³	Assessment ⁴
Crowne Plaza Tulsa Southern Hills 7902 South Lewis Ave. Tulsa, OK 74136	Pacific Pearls Hotel Group 8910 University Center Lane, S 650 San Diego 92122	For Parcel # 98307830707915: TULSA LEWIS HOTEL VENTURE LLC 7902 S LEWIS AVE TULSA, OK 74136	Subdivision: UNPLATTED Legal: BEG 976.33N SECR SE SE TH W500.20 N161.06 E500.20 S161.83 POB SEC 7 18 13 1.849ACS Section: 07 Township: 18 Range: 13	Upscale	286	92.55	289,838.84
Doubletree by Hilton Tulsa - Warren Place 6110 South Yale Avenue Tulsa, OK 74136-1904		I PROC TULSA LLC 280 PARK AVE 36TH FLOOR NEW YORK, NY 10017	Subdivision: WARREN CENTER SECOND AMD Legal: PRT LT 1 BEG 694.02S & 404W & 50.91SW NEC LT 1 TH S395.60 W26 S49.43 W39.60 NW172 N25 NE47 N152.92 NW221.12 CRV RT 51.05 N15.46 W46.30 NW120.83 E332.29 CRV RT 55.76 SE94.08 S96.90 E12.17 S7.08 POB BLK 1 Section: 04 Township: 18 Range: 13	Upscale	370	92.55	374,966.33
Doubletree by Hilton Tulsa Downtown 616 West 7th Street Tulsa, OK 74127		TULSA DT LLC C/O USSA REAL ESTATE CO 9830 COLONNADE BLVD STE 600 SAN ANTONIO, TX 78230	Subdivision: LINDSEY 1ST ADDN Legal: PRTS BLKS 2 & 3 & VAC ST & ALY BEG 20S & 25W NWC LT 2 BLK 2 TH W394.25 S290.38 E394.65 N291.35 POB BLK 2 Section: 11 Township: 19 Range: 12	Upscale	417	92.55	422,597.18
Embassy Suites 3332 South 79th East Avenue Tulsa, OK 74145	RBHV TULSA LLC 5 CONCOURSE PKWY #2828 ATLANTA, GA 30328	RBHV TULSA LLC 5 CONCOURSE PKWY #2828 ATLANTA, GA 30328	Subdivision: INTERCHANGE PLACE Legal: PRT LT 3 BEG NWC TH E307.23 SE87.77 SLY 312.62 W243 NW228.12 NELY302.77 POB BLK 1 INTERCHANGE PLACE & PRT LT 3 BEG SWC TH N54.10 NE151.73 SE204.16 W248.48 POB INTERCHANGE CTR & PRT NE BEG 99E SWC E/2 NW NE TH N54.10 SW82.30 E62.08 POB SEC 23 19 13 .039AC Section: 23 Township: 19 Range: 13	Upper Upscale	247	105.71	285,908.55

¹ 2016 STR® Designator of Class (by permission).

² Total Available Rooms Reported by Owner/Operator.

³ 2016 STR® End of Year 2016 ADR by Class.

⁴ Assumes 100% occupancy based on STR® reported ADR for Class Level. Actual Assessment is 3.0% of gross receipts for occupied rooms calculated and determined in the same manner as the hotel tax established by City of Tulsa Ordinance No. 13288, as more particularly described in District Plan.

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Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class ¹	Total Rooms ²	End of Year 2016 ADR for Class ³	Assessment ⁴
Extended Stay America - Tulsa - Central 3414 South 79th East Avenue Tulsa, OK 74145	BRE/ESA P PORTFOLIO LLC C/O FRANCIS PARKER P O BOX 49550 PROP TAX 876 CHARLOTTE, NC 282779550	BRE/ESA P PORTFOLIO LLC C/O FRANCIS PARKER P O BOX 49550 PROP TAX 876 CHARLOTTE, NC 282779550	Subdivision: INTERCHANGE PLACE Legal: PRT LT 3 BEG 256.12NW & 55.34N SWC THEREOF TH E531.95 EL \$74.87 CRV RT 11.79 W25.20 SW157.90 SW80 W251 NW63.13 SW1.00 NW75.35 N55.34 POB BLK 1 Section: 23 Township: 19 Range: 13	Economy	120	47.58	62,520.12
Hampton Inn & Suites Tulsa Downtown 211 W 3rd St Tulsa OK 74103		ONE PLACE INVESTMENTS LLC 2201 N 77TH EAST AVE TULSA, OK 74115	Subdivision: TULSA-ORIGINAL TOWN Legal: LT 4 & E10 VAC ALLEY ADJ ON W BLK 102 Section: 02 Township: 19 Range: 12	Upper Midscale	125	85.90	117,575.63
Hilton Garden Inn Tulsa Airport 7728 East Virgin Court Tulsa, OK 74115		TULSA AIRPORT IMPROVEMENT TRUST 7777 E. APACHE ST. RM A217 TULSA, OK 74115	Subdivision: UNPLATTED Legal: TR BEG 25N & 506.96W & 281.72NW & 141.19NW SECR NE TH NW379.83 TO PT ON CRV RT211.02 NE214.30 SE156.24 CRV LF138.06 E133.11 S179.28 SW406.47 POB SE C 26 20 13 4.694ACS Section: 26 Township: 20 Range: 13	Upscale	120	92.55	121,610.70
Holiday Inn & Suites - Tulsa South 10020 East 81st Street Tulsa, OK 74133	TALL GRASS HOSPITALITY LLC 118 N 7TH ST DURANT, OK 74701	TALL GRASS HOSPITALITY LLC 118 N 7TH ST DURANT, OK 74701	Subdivision: COLLEGE CENTER AT MEADOWBROOK Legal: PRT LT 3 BEG SECR LT 3 TH W275.68 N381.87 E272.92 S381.77 POB & PRT LT 4 BEG SECR LT 4 TH W9 N123 W16.40 N224.69 E4 N23.31 E21.40 S371 POB BLK 1 Section: 18 Township: 18 Range: 14	Upper Midscale	123	85.90	115,694.42

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² Total Available Rooms Reported by Owner/Operator.

³ 2016 STR® End of Year 2016 ADR by Class.

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Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class¹	Total Rooms²	End of Year 2016 ADR for Class³	Assessment⁴
Holiday Inn Tulsa City Center 17 West 7th Street Tulsa, OK 74119	OHT IV LLC C/O HOLIDAY INN TULSA CITY CENTER 2808 S INGRAM MILL RD BLDG C 100 SPRINGFIELD, MO 65804	OHT IV LLC C/O HOLIDAY INN TULSA CITY CENTER 2808 S INGRAM MILL RD BLDG C 100 SPRINGFIELD, MO 65804	Subdivision: TULSA-ORIGINAL TOWN Legal: LTS 4 & 5 BLK 162 Section: 01 Township: 19 Range: 12	Upper Midscale	220	85.90	206,933.10
Holiday Inn Express & Suites Tulsa South Woodland Hills 9031 E 71 st St Tulsa, OK 74133		Woodland Hills Mall LLC c/o Simon Property Group Attn Frank R Lima PO Box 6120 Indianapolis, IN 46206	Subdivision: WOODLAND HILLS MALL EXT RSB PT L1 B1 WOODLAND HILLS MALL Legal: PRT LT 1 BEG 369N SWC SE TH N950.88E577.55 S30 CRV LF 167.64 S784.06 W659.80 POB LESSBEG 100W NEC LT 1 TH S125 W477.55 N125 E477.55 POB & LESS BEG 309N SECR LT 1 TH W275 N500 E275 S500 POB BLK 1 Section 01 Township 18 Range 13	Upper Midscale	110	85.90	103,466.55
Hyatt Place Tulsa - South/Medical District 7037 South Zurich Avenue Tulsa, OK 74136	HPT HOSPITALITY LLC 2201 N 77TH EAST AVE TULSA, OK 74115	HPT HOSPITALITY LLC 2201 N 77TH EAST AVE TULSA, OK 74115	Subdivision: BURNING HILLS Legal: PRT LT 1 BEG 200N SECR THEREOF TH W300 N312.74 E300.01 S312.76 POB BLK 2 Section: 03 Township: 18 Range: 13 Subdivision: HYDE PARK SECOND RESUB L1&4 & RES A B1 HYDE PARK Legal: PRT LT 5 BEG SECR TH W155.42 NW40.62 NE69.56 N115.09 E129 S199.01 POB BLK 1 Section: 03 Township: 18 Range: 13	Upscale	126	92.55	127,691.24

¹ 2016 STR® Designator of Class (by permission).

² Total Available Rooms Reported by Owner/Operator.

³ 2016 STR® End of Year 2016 ADR by Class.

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Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class ¹	Total Rooms ²	End of Year 2016 ADR for Class ³	Assessment ⁴
Hyatt Regency Tulsa 100 East 2nd Street Tulsa, OK 74103	TULSA HOTEL PARTNERS 2500 DALLAS PKWY STE 600 PLANO, TX 750934820	TULSA HOTEL PARTNERS 2500 DALLAS PKWY STE 600 PLANO, TX 750934820	Subdivision: TULSA-ORIGINAL TOWN Legal: PRT BLK 104 & 105 & VAC MAIN ST BEG SWC LT 4 BLK 105 TH E140 N300 W263 S104 E38.50 S196 E84.50 POB BLK 104 & 105 Section: 01 Township: 19 Range: 12	Upper Upscale	450	105.71	520,886.03
Knights Inn Tulsa I-44 5000 East Skelly Drive Tulsa, OK 74135	Mahmood Akhpar 5000 East Skelly Drive Tulsa, OK 74135	ANDREA LODGING LLC ATTN: JOSHUA JOSEPH 6925 VALLEY VIEW LN DALLAS, TX 75240	Subdivision: STAIGER ADDN Legal: LTS 1 THRU 27 LESS BEG NEC LT 1 TH S40 NW33.28 NE40 POB FOR HWY BLK 1 Section: 27 Township: 19 Range: 13	Economy	185	47.58	96,385.19
Motel 6 Tulsa Airport1010 N. Garnett Rd.Tulsa, OK 74116	Norr & Taj, LLC1010 N. Garnett Rd.Tulsa, OK 74116	SHALOM LODGING LLC ATTENTION: JOSHUA JOSEPH6925 VALLEY VIEW LANEDALLAS, TX 75240	Subdivision: WINEGARDNER-HAMMONS OPERATIONS COMM CTR ADDNLegal: PRT LT 1 BEG 132.74W NEC LT 1 TH S169.50 E132.74 S160.54 W175 S155.90 SW466.73 NW39 SW16 NW28 NE16 NW430.17 NE526.22 POB BLK 1Section: 31 Township: 20 Range: 14	Economy	158	47.58	82,318.16
Motel 6 Tulsa South 12525 E. 52nd St. S. Tulsa, OK 74146	TULSA JOINT VENTURE LLC 820 HIGHWAY 59 N HEAVENER, OK 74937	TULSA JOINT VENTURE LLC 820 HIGHWAY 59 N HEAVENER, OK 74937	Subdivision: BUSINESS COMMONS AT METRO PARK RSB PT L184 METRO PARK Legal: PRT LT 2 BEG 438.90E & 189SE NWC TH SE227 SW380 NW240 NE18.96 TH ON CRV LF 54.02 N69.69 E21.08 SE32 NE201.50 SE13 NE37.5 POB BLK 1 Section: 32 Township: 19 Range: 14	Economy	117	47.58	60,957.12
Oaktree Inn Airport 11620 E. Skelly Dr. Tulsa, OK 74128	KALIDAS LLC 2100 S MERIDAN AVE OKLAHOMA CITY, OK 73108	KALIDAS LLC 2100 S MERIDAN AVE OKLAHOMA CITY, OK 73108	Subdivision: SHO-ME ADDN Legal: LT 1 BLK 1 Section: 08 Township: 19 Range: 14	Economy	120	47.58	62,520.12

¹ 2016 STR® Designator of Class (by permission).

² Total Available Rooms Reported by Owner/Operator.

³ 2016 STR® End of Year 2016 ADR by Class.

⁴ Assumes 100% occupancy based on STR® reported ADR for Class Level. Actual Assessment is 3.0% of gross receipts for occupied rooms calculated and determined in the same manner as the hotel tax established by City of Tulsa Ordinance No. 13288, as more particularly described in District Plan.

APPENDIX 2
TULSA TOURISM IMPROVEMENT DISTRICT NO.1
Assessment Roll [Estimated]

Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class¹	Total Rooms²	End of Year 2016 ADR for Class³	Assessment⁴
Quality Inn 10829 East 41st Street Tulsa, OK 74146	VASHEE & ASSOCIATES LLC C/O KIRTI VASHEE 10829 E 41ST ST TULSA, OK 741462710	VASHEE & ASSOCIATES LLC C/O KIRTI VASHEE 10829 E 41ST ST TULSA, OK 741462710	Subdivision: RAVENWOOD Legal: LT 1 BLK 1 Section: 19 Township: 19 Range: 14	Midscale	113	63.40	78,447.99
Renaissance Tulsa Hotel & Convention Center 6808 S 107th East Avenue Tulsa, OK 74133	HAMMONS OF TULSA LLC 4243 HUNT RD CINCINNATI, OH 45242	HAMMONS OF TULSA LLC 4243 HUNT RD CINCINNATI, OH 45242	Subdivision: TULSA COMMONS, THE PRT RSB PRT L1 B1 THE BEDFORD Legal: LT 1 BLK 1 Section: 06 Township: 18 Range: 14	Upper Upscale	300	105.71	347,257.35
Trade Winds Central Inn 3141 East Skelly Drive Tulsa, OK 74105	TRADEWINDS EAST MOTOR HOTEL INC C/O BILL MITCHELL 3141 E SKELLY DR TULSA, OK 74105	TRADEWINDS EAST MOTOR HOTEL INC C/O BILL MITCHELL 3141 E SKELLY DR TULSA, OK 74105	Subdivision: TRADE WINDS ADDN RES L4-6 & PRT L14-16&17 B2 VILLA GROVE Legal: LT 4 BLK 1 Section: 29 Township: 19 Range: 13	Economy	165	47.58	85,965.17
Tulsa Extended Stay Inn & Suites 8525 E 41st St Tulsa, OK 74145		GLOBAL HOSPITALITY LLC 10863 E 41ST ST TULSA, OK 74146	Subdivision: BOND ADDN Legal: LT 3 LESS BEG NEC TH S APR 26.57 W APR 116.38 NE85 SE APR 89.96 POB BLK 1 Section: 24 Township: 19 Range: 13	Midscale	162	63.40	112,465.26

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TULSA TOURISM IMPROVEMENT DISTRICT NO.1
Assessment Roll [Estimated]

Hotel	Owner/Operator	Owner of Property	Legal Description of Property	Hotel Class ¹	Total Rooms ²	End of Year 2016 ADR for Class ³	Assessment ⁴
Tulsa Inn & Suites 8201 E Skelly Dr Tulsa, OK 74129		KAHI LLC 8201 E SKELLY DR TULSA, OK 74129	Subdivision: TRI CENTER Legal: PRT LT 4 BEG SECR THEREOF TH W.247 N132.61 W5.51 N67.40 E5.44 S200 POB & ALL LTS 5 & 6 & PRT LT 8 BEG SWC LT 6 E160.24 SE79.50 TO HWY SW270 N TO POB & LT 7 LESS BEG NLY CORNER LT 7 TH SELY260.15 TO SLY CORNER LT 7 NELY 200 NWLY151.06 TO PT NWLY ON CRV S8.67 POB BLK 2 Section: 13 Township: 19 Range: 13	Economy	154	47.58	80,234.15
Tulsa Marriott Southern Hills 1902 East 71st Street Tulsa, OK 74136	RUFFIN HOTEL OF TULSA LLC DBA TULSA MARRIOTT SOUTHERN HILLS 1902 E 72ND ST S TULSA, OK 74136	RUFFIN HOTEL OF TULSA LLC DBA TULSA MARRIOTT SOUTHERN HILLS 1902 E 72ND ST S TULSA, OK 74136	Subdivision: KENSINGTON Legal: PRT BLK 6 BEG 15E NWCTH E292.55 S8 E309.39 S249.25 SW282.73 W519.05 CRV LF 456.63 NE21.46 POB Section: 07 Township: 18 Range: 13	Upper Upscale	382	105.71	442,174.36
Woodspring Suites 3415 South Sheridan Road Tulsa, OK 74145	CNL-TULSA LLC 125 N EMPORIA STE 202 WICHITA, KS 67202	CNL-TULSA LLC 125 N EMPORIA STE 202 WICHITA, KS 67202	Subdivision: UNPLATTED Legal: BEG 1218N & 75E SWC NW TH E280 S308.93 W 189.43 S8 W19.65 SWLY CRV LF 29.29 SW63.16 N376.29 POB LESS BEG 1218N & 75E SWC NW TH E117.67 S207.14 W117.67 N207.14 POB SEC 23 19 13 1.430ACS Section: 23 Township: 19 Range: 13	Economy	121	47.58	63,041.12
Woodspring Suites 11000 E. 45th St. South Tulsa, OK 74146	CNLT 2 LLC C/O NICK ESTERLINE ATT MR NICK J ESTERLINE 156 N EMPORIA WICHITA, KS 67202	CNLT 2 LLC C/O NICK ESTERLINE ATT MR NICK J ESTERLINE 156 N EMPORIA WICHITA, KS 67202	Subdivision: VALUE PLACE REPLAT LT 1 BLK 2 TOWNE CENTRE II & PRT LT 1 BLK 2 TOWNE CENTRE Legal: LOT 1 BLOCK 1 Section: 30 Township: 19 Range: 14	Economy	124	47.58	64,604.12
Wyndham Tulsa Hotel 10918 E 41st S Tulsa, OK 74146	RUFFIN HOTEL OF TULSA LLC PO BOX 17087 WICHITA, KS 67217	RUFFIN HOTEL OF TULSA LLC PO BOX 17087 WICHITA, KS 67217	Subdivision: ATRIA ONE Legal: LT 1 BLK 1 Section: 30 Township: 19 Range: 14	Upscale	336	92.55	340,509.96

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TULSA TOURISM IMPROVEMENT DISTRICT NO.1
Assessment Roll [Estimated]

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