



**Information on Installation of Sprinkler Systems for
207 South Main Street
Broken Arrow, Oklahoma.**

May 4th, 2015

Re: Stogies Cocktail and Cigar Bar
207 South Main Street
Broken Arrow, Oklahoma.

To: Norman Stephens
Assistant to the City Manager
Economic Development Coordinator

From: Larry R. Pennington
Manager for Roy D. Sturgeon Properties

The following is information that I hope will assist you in your presentation regarding the needed sprinkler system.

1. Mr. Roy D. Sturgeon purchased the property 10 years ago.
2. The property is currently owned by RDS Properties LLC a company that Mr. Sturgeon owns.
3. To Date including the price of the building there has been approximately \$400,000.00 invested in restoring the building.
4. November of 2013 the building was leased to South Hampton LLC. Its operating as Stogies, a cocktail and cigar bar.
5. The leased was signed under the assumption that the domestic water line in the ally would be used for a fire sprinkler system.
6. The Fire Marshall informed us that we could not use the 4 inch water line for a sprinkler system.
7. South Hampton LLC has being paying rent on the 2nd floor of the building for over a year, and unable to use the upstairs as an event space.
8. Mr. Sturgeon invested and additional \$45,000.00 when South Hampton LLC leased the building adding a bathroom upstairs and Staircase to the sidewalk and separating the electric service and gas, to allow the use as an event space.
9. Mr. Sturgeon to pay the cost of connecting to the cities new water line and installing 75 lineal feet of new water line to the building, and construction of a shed on the back of the building to house the pump and other items necessary to complete project. Est. of cost \$15,000.00

Larry R. Pennington
Broker