

# RIGHT OF WAY AGENT'S LOG

**PROPERTY LOCATION:**

Elm Place and Albany Street  
In the Northeast Quarter of the  
section. Broken Arrow, OK 74012

**PARCEL NO:** 1

**PROJECT NO:** SW1910

**Section 3 Township 18 North, Range 14 East**

**COUNTY:** Tulsa

**NOT SECURED**

**OWNER/ADDRESS/TELEPHONE:**

Roland Investments, LTD  
PO Box 660  
Coweta, OK 74429  
918.671.7010

**PROPERTY DIRECTIONS:**

The property development is  
located at the southwest corner  
of Elm Place and Albany Street.  
The parcel is at the Northwest  
corner of the development.

**MAILING ADDRESS:**

Same as above

**MORTGAGES:**

NONE

**AUTHORIZED NEGOTIATION AMOUNT:**

	<b>Original</b>	<b>Revised</b>	<b><u>OFFER</u></b>	<b><u>REVISED OFFER</u></b>	<b><u>SETTLEMENT AMOUNT</u></b>
Permanent Easement Fee Simple	1.80 Acres	N/A	\$513,135.00	\$245,000.00	

**IMPROVEMENTS:**

None

**DAMAGES:**

None

**JUST COMPENSATION TOTAL: \$245,000.00**

**REPORT OF ALL CONTACTS:**

08/31/2021: Received Appraisal

09/00/2021: Sometime during this time an offer letter was mailed to Roland Investments, no copy was put in file. The amount was for \$513,000.00. KP

08/06/2022: Received an updated Appraisal. KP

6/30/2023: Offer letter mailed with the current appraisal value at \$245,000.00. KP

11/17/2023: Emailed Phil Roland the corrected offer letter and a copy of the new appraisal. KP

12/04/2023: Email to Phil Roland to verify he received documents that were sent on 11/17/2023.  
KP

12/12/2023: Sent email with Second Request offer letter. KP

12/13/2023: Received email from Phil Roland advising he did receive the document and is busy with other items and would get back in touch with me. KP

2/5/2024: Received email with attached letter from K. Ellis Ritchie, Attorney, advising he is representing Roland Investments, and cannot accept the City's offer as it is nowhere near fair value.  
KP

**LEGEND:**

KP – Karen Pax, Right of Way Agent for the City of Broken Arrow, Oklahoma

Phil Roland, Roland Investments, Ltd., PO Box 660, Coweta, OK 74429

K Ellis Ritchie, Attorney, Ritchie Rock & Atwood, PO Box 246, Pryor, OK 74362