

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:

	Original	Revised	<u>OFFER</u>	<u>REVISED OFFER</u>	<u>SETTLEMENT AMOUNT</u>
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