



3500 Martin Luther King Ave., P.O. Box 11357 • Oklahoma City, OK 73136-0357 • 405/425-3600 • www.pikepass.com

May 7, 2026

City Of Broken Arrow
Attn: Amy O’Laughlin
485 N. Poplar Ave
Broken Arrow, OK 74012

Re: Creek Turnpike; OTA Parcel No.(s) CR-350, CR-423; Surplus Property;
Section 35 T18N-R14E ; Tulsa County, OK; 4.56 Acres ±

Dear Ms. O’Laughlin,

This letter is to advise you that the Oklahoma Turnpike Authority (OTA) has declared as surplus a portion of right-of-way as referenced above and as reflected on the attached survey plat/legal description/quitclaim deed.

In accordance with OTA’s Policy and Procedure Guide Policy #425, OTA is offering to sell 4.56 acres ± to you for the total sum of \$189,100.00. This parcel is being sold “as is”, with the buyer being responsible for their own due diligence, including but not limited to zoning, licenses, permits, environmental, land uses, etc.

To accept OTA’s offer, and purchase the above-referenced property, within forty-five (45) days from receipt of this letter, you must sign your name in the space provided below and return it to the OTA – Attention Right-of-Way Manager. To constitute a valid and binding acceptance of OTA’s offer, your returned acceptance must also include a non-refundable cashier’s check payable to the OTA in the full amount of the offer and a completed Affidavit of Land Ownership. Upon receipt of your signed acceptance and payment in full, and completed affidavit, the OTA will complete the conveyance through the execution and recording of a Quitclaim Deed which will be mailed to you after filing.

In the event we have not received a response from you within 45 calendar days, the property may be set for a public sealed bid auction.

If you have any questions pertaining to the surplus tract, please contact OTA’s Right of Way, Nanci Roberts with Coates Field Service, at (405) 823-5392.

Sincerely,

Todd Gore

Todd Gore
Director of R/W and Utilities

Accepted By: Broken Arrow Municipal Authority

Signature: _____