

## RIGHT OF WAY AGENT'S LOG

**PROPERTY LOCATION:**

18574 E 101<sup>st</sup> St  
Broken Arrow, OK 74011

**PARCEL NO:** 21**PROJECT NO:** 2154250**Section 25 Township 18 North, Range 14 East****COUNTY:** Tulsa**NOT SECURED****OWNER/ADDRESS/TELEPHONE:**

J Michael and Connie I Ritze  
18574 E 101<sup>st</sup> Street South  
Broken Arrow, OK 74011  
918.520.5198

**PROPERTY DIRECTIONS:**

The property entrance is located just west of New Orleans (101<sup>st</sup> St) and 23<sup>rd</sup> St (193<sup>rd</sup> St.)

**MAILING ADDRESS:**

Same as above

**MORTGAGES:**

NONE

**AUTHORIZED NEGOTIATION AMOUNT:**

	Original	Revised	<u>OFFER</u>	REVISED <u>OFFER</u>	SETTLEMENT <u>AMOUNT</u>
Perpetual Utility Easement P-21	163,425.38 SF	N/A	\$73,541.00		
Temporary Construction Easement P-21.1	78,411.82 SF	N/A	\$ 4,705.00		

**IMPROVEMENTS:**

None

**DAMAGES:**

None

**JUST COMPENSATION TOTAL: \$78,200.00****REPORT OF ALL CONTACTS:**

3/22/2023: Sent email to MR requesting a meeting to discuss the project. MR called me and advised we could meet on 3/23/2023 at 2 p.m. at his residence.

3/23/2023: Met with MR and discussed the project, I took plans and easements with me. He asked during conversation about a sewer connection. I advised him during the build they can be negotiated at \$10k per manhole with the appropriate easement during the negotiation.

4/6/2023: Received email from JS, he advised MR would like the city to move forward with an appraisal.

4/20/2023: Ordered the appraisal from Ace Appraisal Group. KP

05/17/2023: Received appraisal. KP

6/21/2023: An introduction letter was sent to the property owner with information on the upcoming project along with detailed exhibit pages. KP

7/26/2023: Offer letter mailed. KP

8/9/2023: DP received email from HR advising they received KP's introductory letter and documents. Requested a copy of the appraisal as well. KP

10/9/2023: Email sent to HR asking status of offer letter. KP (No response)

10/25/2023: Email sent to HR asking status of offer letter. KP (No response)

11/14/2023: Received email from HR, advised his appraiser was busy so needs to find another. I thanked him for his response. He advised he would get back with me the week after Thanksgiving. KP

11/7/2023: Email to HR advising his I have received nothing from him since Thanksgiving as advised. KP (No response)

1/8/2024: Email to HR advising I will have to send out a letter advising the case will be transferred to Legal for possible condemnation. KP

1/8/2024: SM responded via email advising he met with his client on Friday and will send out a counter offer today. KP

1/19/2024: MR called me and advised he would like his property staked to get his mind wrapped around where the easement will be. KP

1/31/2024: SM sent email with counteroffer. Sent comps and MR's calculation on fair compensation should be \$633,634.80, they also advised that we settled for \$4.00 psf on the sidewalk on MR's other property. RH advised that this property should be treated no differently even though the other property was for roadway in a business district, and this is an easement in a rural area. KP

2/1/2024: HR sent email advising me of their appraiser's qualifications. I requested a copy of the appraisal.

4/9/2024: SM sent me a copy of their appraisal at \$591,000.

**LEGEND:**

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

MR – Dr. J. Michael Ritze – Property Owner

JS - Jim Stephens, JPS Real Estate, Advisor to the Property Owner

HR – Hugh M Robert, Attorney, 15 W 6<sup>th</sup> St., Suite 2800, Tulsa, OK 74119

SM – Sarah Marshall, Attorney, 15 W 6<sup>th</sup> St., Suite 2800, Tulsa, OK 74119