

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
- 7/18/2024: Received letter from K Ellis Ritchie, advising to remove the demands the city off of this property within 30 days.
- 7/30/2024: Appraisal Valuation Update.
- 7/30/2024: Offer letter sent to Mr. Roland via K Ellis Ritchie.
- 8/2/2024: Received email from K Ellis Ritchie advising he would discuss with his client.

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