

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

CYNTHIA GAYLE SANFORD, JOHN STANLEY
SANFORD, AND SANFORD FARMS, LLC
12338 South 145th East Avenue
Broken Arrow, OK 74011
Part of the Northeast Quarter
Section 4 Township 17 North, Range 14 East

PARCEL NO: 8.0 AND 8.A**PROJECT NO:** ST2031
COUNTY: TULSA**NOT SECURED****OWNER/ADDRESS/TELEPHONE:**

CYNTHIA GAYLE SANFORD, JOHN STANLEY
SANFORD, AND SANFORD FARMS, LLC

PROPERTY DIRECTIONS:

The property is generally located west of
South Aspen Avenue and south of
West Tucson Street, no Entrance

MAILING ADDRESS:

5310 S 70th East Place and/or
Tulsa, OK 74145

P.O. Box 33186
Tulsa, OK 74153

MORTGAGES:

NONE FOUND OF RECORD

AUTHORIZED NEGOTIATION AMOUNT:

	Original	Revised	<u>OFFER</u>	<u>SETTLEMENT OFFER</u>	<u>AMOUNT</u>
Perm ROW P-8.0	75,573.05 SF		\$2.50/SF		\$188,933.00
Temp Const. Ease. P-8.A	2,281 SF		\$2.50/SF x 20%		\$1,141.00

IMPROVEMENTS:

None

DAMAGES:

None

JUST COMPENSATION TOTAL: \$190,100.00**REPORT OF ALL CONTACTS:****11/16/2020**

Introductory letter and exhibits were mailed to property owner. KP

12/18/2021

Owner contact information received via email. KP

1/12/2021

Title report ordered from Attorney Joe Francis of Kivell, Rayment & Francis, P.C. KP

8/24/2021

Ordered appraisal from Valbridge Property Advisors. KP

11/17/2021

Received appraisal. KP

1/26/2022

Email received from JS requesting status of project and requesting copy of appraisal. KP

1/26/2022

Email from KP to JS advising that new exhibits were in the process of being prepared to lessen the amount of the take. KP

03/17/2023

Ordered appraisal update from Betty Cagle. KP

4/17/2023

Received appraisal update. KP

06/28/2023

Re-Introductory letter and exhibits were mailed to property owner.

09/17/2024

Ordered appraisal update from Betty Cagle. KP

10/07/2024

Received appraisal update. KP

10/22/2024

Re-Introductory letter was mailed to property owners.

12/06/2024

Offer letter was mailed to property owners at both known addresses. AO

12/09/2024

JS called requesting appraisal copy. Appraisal copy was emailed to JS. KP

USPS Certified mail receipt for delivery 70191120000022743418 to Cynthia Gayle Sanford

USPS Certified mail receipt for delivery 70191120000022743401 to Sanford Farms, LLC.

12/12/2024

Title report gap analysis ordered from Attorney Joe Francis of Kivell, Rayment & Francis, P.C. KP

12/23/2024

Offer letter mailed. AO

01/08/2025

Email received from JS requesting appointment to discuss the property further.

Email sent from KP to JS advising her availability. KP

01/13/2025

Email sent from KP to JS requesting his availability to meet. KP

01/14/2025

Email received from JS advising his availability to meet the following day.

Email sent from KP to JS advising she was available to meet the following day. KP

01/15/2025

KP and JS met at her office. JS advised that he has big plans for his property as time goes on, he also spoke of items that he would like to introduce to the City administration about products he is working with as an Architect. JS said that he has spoken to multiple brokers who has given him very large numbers for his property in general. JS believes that the cost should be much more per square foot. JS suggested somewhere between \$5-\$8 per square foot had been discussed by these brokers. KP told him the City would take this under advisement.

02/12/2025

Offer letter was resent to both property owners. AO

02/14/2025

USPS Certified mail receipt for delivery 9589071052701810784378 to Sanford Farms, LLC

02/21/2025

USPS Certified mail receipt for delivery 9589071052701810784361 to Cynthia Gayle Sanford

03/05/2025

Email received from JS asking if amount offered of \$2.50 per square foot was a mistake. KP
Preferred condemnation letter was sent to both property owners. AO

03/11/2025

Email sent from KP to JS advising a counteroffer is unable to be provided by the City without a counteroffer amount and that a counteroffer can be sent via email.

Emailed received from JS stating a counteroffer amount of \$4.33 per square foot. KP

03/13/2025

Email sent from KP to JS advising that the City will stand by the appraisal and that next steps would be the beginning of the condemnation process.

Email received from JS stating the appraisal needs to be revised to reflect the price paid for property across 145th Street, (property he is speaking of is a hard corner at Tucson and Aspen on SE corner). Also that a verbal offer of \$3.75 per square foot was made, and that JS will accept \$4.00 per square foot. KP

03/17/2025

USPS Certified mail receipt for preferred condemnation letter delivery 70191120000022743234 to Sanford Farms, LLC

USPS Certified mail receipt for preferred condemnation letter delivery 95890710527018973751 to Cynthia Gayle Sanford

03/27/2025

KP emailed JS to advise the City is standing by the appraisal and proceeding with condemnation for the commissioners to determine the property value.

3/25/2025

LEGEND:

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

AO – Amy O’Laughlin, Right of Way Agent for the City of Broken Arrow, Oklahoma

JS – John Sanford – Property Owner