

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

Part of Tulsa County Parcel # 98433843332009
Broken Arrow, OK
Part of the Southwest & Southeast Quarter
Section 33 Township 18 North, Range 14 East

PARCEL NO: 1.A**PROJECT NO:** ST26300
COUNTY: TULSA**NOT SECURED****OWNER/ADDRESS/TELEPHONE:**

Forgotten Farm, LLC
Zane Anderson:
Ph: 918.607.7784 E: zane@allfloorsbygeorge.com
Jared Myers:
E: jmrn1225@gmail.com

PROPERTY DIRECTIONS:

The property is located north of the Creek Turnpike (south loop) and west of South Aspen Avenue.

MAILING ADDRESS:

11699 S 140th East Ave
Broken Arrow, OK 74011

MORTGAGES:

None found.

Title Exception Note: ALL RIGHTS OF ACCESS were retained by Oklahoma Turnpike Authority (OTA) in the Quit Claim Deed recorded as Document #2019046615, filed May 30, 2019, for the 18.6 acre property to the lands or rights-of-way covered by the abutting Creek Turnpike for the OTA, its successors and assigns. The property owner does not appear to have fee simple title to convey, as to the subject property.

AUTHORIZED NEGOTIATION AMOUNT:

	Original	Revised	<u>OFFER</u>	<u>AMOUNT</u>
Right-of-Way Parcel 1.A	4.21 Acres		\$18,000/Acre	\$75,834.00

IMPROVEMENTS:

None

DAMAGES:

None

JUST COMPENSATION TOTAL: \$75,834.00**REPORT OF ALL CONTACTS:****1/12/2021 and 1/13/2021:**

KP and ZA exchanged emails; KP informed ZA and JM that it is the intent to have access roads on both sides of the Turnpike.

01/19/2023

KP emailed ZA requesting phone call.

01/20/2023

ZA emailed KP that he would try to call before 1 pm, and that all owners of the property like to hear all information, and email is the best way to communicate with him. KP replied the City may be interested in getting about a 20-foot wide underground utility easement the length of the property, hugging the turnpike, but that it wasn't a for certain need at this time. ZA replied he would reach back out to KP after he discussed it with the other owners.

01/25/2023

JM emailed KP that they declined to grant an easement through the land due to negative long-term consequences for how they want to use the property. KP acknowledged receipt of JM's email.

03/08/2023

Appraisal received for 18.6 acres (full parcel). KP

01/08/2024

An introduction letter was sent to the property owners along with an offer letter for the full value of the entire property and the 'Landowner's Bill of Rights'. KP

01/25/2024

Letter received from ZA requesting appraisal copy and detailed renderings for how the subject property fits into the design plan for the innovation district. KP

01/29/2024

Appraisal was emailed to ZA (\$240,000 for full 18.6 acres). KP

01/29/2024

Appraisal received by ZA, per emailed response to KP.

04/15/2025

Updated Appraisal received for 18.6 acres (full parcel). KP

06/18/2025

Awaiting exhibit for needed ROW to proceed. KP

08/11/2025

TS mailed letters to all property owners regarding property access for upcoming survey.

09/02/2025

Correspondence received from KER, as property owner's attorney, directing correspondence to be mailed to his office, with no specific address given for said office. KER requested mailed copies of Construction Plans, Right-of-Way Plans, Utility Relocation Plans and copies of agendas and minutes of the governing body wherein the possible acquisition of his client's property was discussed. These items were gathered and sent to KER. AO

10/13/2025

Parcel Exhibit received from Geodeca. AO

11/20/2025

Title report received from Geodeca (title provided by JF – Joe Francis, Attorney, Kivell, Rayment and Francis, P.C. AO

11/24/2025

Requested revised appraisal for ROW only. AO

12/11/2025

Received appraisal for 4.21 Acres (ROW only). AO

01/6/26

Requested new project number from Tara for Norfolk Drive Extension. AO

01/9/2026

Offer letter for \$75,840 mailed with Exhibit and Appraisal copy via certified mail to KER at Pryor, OK, address.

01/12/2026

USPS Certified mail receipt for delivery 9589071052701896651090 to KER's office.

01/22/2026

Preferred Condemnation letter mailed certified with brochure. AO

01/26/2026

USPS Certified mail receipt for delivery 9589071052701896651120 to KER's office.

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

ZA – Zane Anderson; apparent Member of Forgotten Farms, LLC

JM – Jared Myers, apparent Member of Forgotten Farms, LLC

TS – Travis Small, P.E., Transportation Division Manager, City of Broken Arrow, Oklahoma

KER - K. Ellis Ritchie, Attorney at Law