

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

Part of the S/2 of the SW/4 of the SW/4

Section 16, Township 18 North, Range 14 East

PARCEL NO: 10

PROJECT NO: ST1616

COUNTY: TULSA

NOT SECURED

OWNER/ADDRESS/TELEPHONE:**DIRECTIONS:**

Wylie J and Linda J Neal
northeast

MAILING ADDRESS:

and 3400 W Washington Street
Arrow, OK
Broken Arrow, OK 74012
(918) 252-1239

PROPERTY

The property is at the
corner of Washington Street
Olive Street. Broken

MORTGAGES:

NONE

AUTHORIZED NEGOTIATION AMOUNT:

	Original	Revised	OFFER
Perm R/W P-10	<u>402 SF</u>	<u>N/A</u>	\$1,210.00

REVISED
OFFER

SETTLEMENT
AMOUNT

IMPROVEMENTS:

None

DAMAGES:

None

TOTAL: **\$1,210.00**

REPORT OF ALL CONTACTS:

12/19/17

An introduction letter was sent to the property owners with information on the upcoming project along with detailed exhibit pages and an ownership information page to be filled out and returned in a self-addressed-stamped-envelope. KP

3/26/18

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

4/2/18

Title Opinion received. KP

9/28/18

Ordered an appraisal through Valbridge Property Advisors. KP

10/17/18

Received appraisal from Valbridge Property Advisors. KP

8/30/18

Offer letter sent to Wylie and Linda Neal based on a local market analysis. BC

September 2018

BC received a phone call from the Neal's. They requested copies of all of the paperwork sent them to date. KP

9/7/18

BC sent copies of all previous correspondence along with a current dated offer letter. KP

10/5/18

The City received a letter from Linda Neal. It was a counter offer of \$10 per SF or for an even exchange of a driveway cut on Washington between Olive and the bridge. KP

11/2/18

I responded to the counter offer after discussing the offer with AM. He concurred that the City could not accept the counter offer as it was well above the appraisal. The request for curb cut is against the current design guidelines. You cannot have a curb cut within 250' of an intersection on an arterial road. Allowing the Neal's 5 days to reconsider. KP

12/10/18

The City sent a final condemnation letter to the Neal's as the City had received no further responses. KP

LEGEND:

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

BC – Bill Cyganovich, P.E., Planning Manager, City of Broken Arrow, Oklahoma

AM – Alex Mills, P.E., CFM, Director, Engineering & Construction, City of Broken Arrow, Oklahoma

SW – Steve Walton, MAI, CCIM, Senior Managing Director of Valbridge Property Advisors, contract appraiser for the City of Broken Arrow, Oklahoma