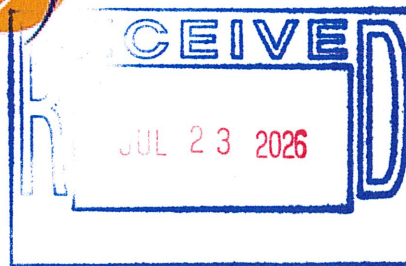




June 24, 2026

MR PROPERTY BUYER, LLC
4545 S MINGO RD
TULSA, OK 74146



**RE: HIGHWAY 51 NORTH SEWER EXTENSION, BLUE BELL CREAMERIES TO
EAST WASHINGTON STREET
PROJECT NO. S.25080 PARCEL NO. 3.A, 3.1, 4.1, and 4.A**

Mr. Al-Rifai and Mr. Roytman:

The City of Broken Arrow has completed the design phase and is beginning the easement acquisition phase on the above-named project. With a fair market value for the portion to be acquired now complete, the City is able to place a fair market value on the acquisitions and make an offer to you. The following offer is made by the City, subject to City Council approval:

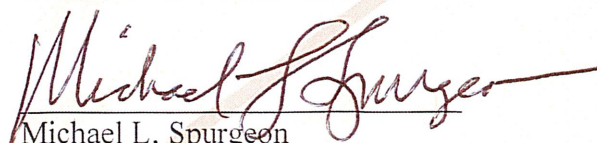
Parcel 3.A Temporary Easement: $4,575.45 \text{ SF} \times \$2.08 \times 10\% = \$951.69$
Parcel 3.1 Permanent Easement $2,288 \text{ SF} \times \$2.08 \times 65\% = \$3,093.38$
Parcel 4.A Temporary Easement: $13,810.25 \text{ SF} \times \$2.08 \times 10\% = \$2,872.53$
Parcel 4.1 Permanent Easement $2,301 \text{ SF} \times \$2.08 \times 65\% = \$3,110.95$
Total Just Compensation Amount (Rounded) = \$10,030

By your signature on this letter, you have accepted the City's offer of \$10,030.00. If you have any questions about this offer, please contact a Right-of-Way Agent:

Amy O'Laughlin: aolaughlin@brokenarrowok.gov, or 539.529.4970

Please respond within 10 days of receipt of this letter.

Respectfully,
CITY OF BROKEN ARROW


Michael L. Spurgeon
City Manager

MLS/ao
enc


By: Khalid Al-Rifai, Member/Manager

Date: 7-17-26