



April 6, 2018

Kenneth E. Lovelace
8275 South Murphee Drive
Broken Arrow, OK 74014

RE: 209th E AVE LIFT STATION PROPERTY

Mr. Lovelace:

The City of Broken Arrow has been discussing the safest and most efficient access point to the above listed property. In speaking with the Utility Department, it appears that in order to service this equipment the service technicians need access to the west gate. The access to the west of this property is within your property boundaries. The City would like to purchase permanent right of way to better access this site along with a right of access easement.

At this time, the City has a utility easement crossing the same property. Attached I will include a map that will show what easements we currently have. On the map, the permanent easement and right of access sit on top of an easement we partially own. Previously, you negotiated that the property value was \$4.00 per square foot. It was a utility easement and you were paid 75% of the negotiated rate. The City is proposing to pay two different values based on the recent acquisition of the utility easement. Please see below.

Permanent Right of Way: 509.30 SF @ \$4.00/SF = \$ 2,037.20

Permanent Right of Way: 1016.88 SF @ \$1.00/SF = \$ 1,016.88 (over previous utility easement purchase)

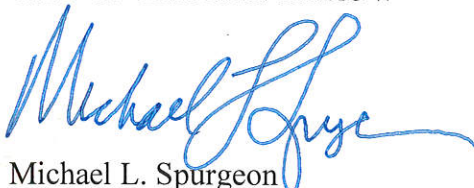
Mutual Access Easement: 1860.95 SF @ \$1.00/SF = \$ 1,860.95

Total Just Compensation Amount (Rounded) = \$ 4,950.00

Please indicate below your decision to convey the aforementioned easements by receiving compensation and sign.

By your signature on this letter, you have accepted the City's offer of \$4,950.00. Please return this document to my attention for further processing. Please return all documents to my attention for further processing. Please contact Karen Pax if you have any questions about this offer. Her direct number is 918-259-7000 ext. 5435. Please respond within 10 days of receipt of this letter.

Respectfully,
CITY OF BROKEN ARROW



Michael L. Spurgeon
City Manager



Kenneth E. Lovelace, Owner

MLS/klp