

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

Part of the Northwest Quarter
Section 11, Township 18 North, Range 14 East

PARCEL NO: 11**PROJECT NO:** ST1409**COUNTY:** TULSA**NOT SECURED****OWNER/ADDRESS/TELEPHONE:**

K&S Investments, LLC

MAILING ADDRESS:

35 Cedar Ridge Road
Broken Arrow, OK 74011
(918) 249-0333

PROPERTY DIRECTIONS:

The property is located at
405 W Kenosha Street,
generally located east of
Kenosha and Elm Place on
south side.

MORTGAGES:

NONE

AUTHORIZED NEGOTIATION AMOUNT:

| | Original | Revised | <u>OFFER</u> | REVISED <u>OFFER</u> | SETTLEMENT <u>AMOUNT</u> |
|---------------|-----------------|----------------|---------------------|---------------------------------|-------------------------------------|
| Perm R/W P-11 | <u>540 SF</u> | <u>N/A</u> | \$9,720.00 | | |

IMPROVEMENTS:

None

DAMAGES:

| | | |
|-----------------|--|--------------------|
| Concrete paving | | \$5,497.00 |
| TOTAL: | | \$15,300.00 |

REPORT OF ALL CONTACTS:**3/14/18**

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

7/9/18

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

9/13/18 12:33 PM

Received an email from KS requesting a meeting on 9/19/18 at 9:00AM. KP

9/18/18

Title Opinion received from JF. KP

9/19/18 9:00 AM

I met with KS and SS in my office. The project was discussed. KS advised me that they wanted \$100,000.00 for the ROW. KS and SS advised that they would be losing parking places, the signage and the amount of money that a tenant would lease the building for if this construction occurs. I advised him that I located a document that showed the sign was put up by the previous owner not within the sign ordinance and signed a waiver with the City advising that the sign was put up with the understanding that the sign would be removed at the landowners cost when the road was widened as it was in the City's ROW. KP

10/10/18

Ordered the appraisal from Valbridge Property Advisors. KP

11/7/18 3:49 PM

Received appraisal. KP

11/8/18

Offer letter mailed to K&S Investments, LLC. KP

12/3/18 3:48 PM

Emailed KS requesting a status on the City's offer. KP

12/3/18 5:04 PM

Received an email from KS advising that the offer did not offer anything for diminished value of 3 parking places or loss in lease revenue, and requesting a meeting with me before he gets his attorney involved. KP

12/3/18 5:05 PM

Responded to KS email offering to meet with him on 12/6/18 at 10:00 AM. KP

12/6/18 10:00 AM

I met with KS and he once again discussed the project advising that he did not agree with the City's offer. I discussed that the City's offer was based on an appraisal. I also advised him that I had done more research and that the property was previously supposed to be deeded to the City by a previous landowner during a Broken Arrow Board of Adjustment case to have the zoning changed to allow for commercial business. I advised him that the City would not agree to \$100,000.00 and I would consult with the City's legal department to move forward with condemnation. KP

12/6/18 12:19 PM

Received an email from KS advising to hold off on any proceedings as I would receive a letter from his attorney by 12/10/18. KP

12/10/18 9:58 AM

Emailed KS acknowledging his email. KP

12/11/18

Received a letter from Winters & King on behalf of K&S Investments, LLC with a counter offer in the amount of \$85,000.00.

12/11/18

Sent final condemnation letter to KS. KP

LEGEND:

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

KS – Kerry Siegfried with K&S Investments, LLC, Property Owner

SS - Sandra Siegfried with K&S Investments, LLC, Property Owner

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

DR – David Roberson, MAI, SRA, Roberson + Company Realty Advisors, LLC

JF – Joe Francis with Kivell, Rayment and Francis, P.C.