



Nghi Uy Truong and Diem Thuy Khoa Nguyen
11520 E 91st Street
Broken Arrow, OK 74012

**RE: WASHINGTON STREET ROADWAY IMPROVEMENTS, GARNETT TO OLIVE,
PROJECT NO. ST1616, PARCEL NO. 19, 20, 20a**

Dear Mr. and Mrs. Truong:

The City would like to revise its offer on the parcels 19 and 20 for the Washington Street widening. On March 9, 2018, I sent you an offer based on a market analysis of the area. On July 10, 2018, I received an appraisal on the same property, although the value previously placed on the land and easements was a value higher than the appraisal. The City will honor the original amounts offered and add damages that the appraiser identified.

Appraisal Values:

Permanent Right of Way: (Parcel 19) 1,317 Square Feet (SF) @ \$0.80 SF = \$ 1,054.00
Permanent Right of Way: (Parcel 20) 1,647 SF @ \$1.00 SF = \$ 1,647.00
Temporary Construction Easement: (Parcel 20a) 1,928 SF @ \$0.08 SF = \$ 154.00
Damages: 2 Deciduous Trees on Parcel 20 @ \$775.00 ea = \$1,550.00
Total Just Compensation Amount (Rounded) = \$ 4,100.00

The City would like to the below revised offer to you. The following offer by the City is subject to City Council approval:

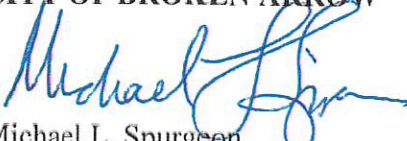
Revised Offer:

Permanent Right of Way: (Parcel 19) ^{1,317} 1,317 Square Feet (SF) @ \$1.00 SF = \$ 1,317.00
Permanent Right of Way: (Parcel 20) 1,647 SF @ \$1.00 SF = \$ 1,647.00
Temporary Construction Easement: (Parcel 20a) 1,928 SF @ \$ 0.25 SF = \$ 482.00
Damages: 2 Deciduous Trees @ \$775.00 ea = \$1,550.00
Total Just Compensation Amount (Rounded) = \$ 5,000.00



By your signature on this letter, you have accepted the City's offer of \$ 5,000.00. Please return this document in the enclosed self-addressed stamped envelope for further processing. Please contact Karen Pax if you have any questions about this offer. Her direct number is 918-259-7000 ext. 5435 or cell 918-576-4506. Please respond within 10 days of receipt of this letter.

Respectfully,

CITY OF BROKEN ARROW


Michael L. Spurgeon
City Manager

MLS/klp


Nghi Uy Truong

Diem Thuy Khoa Nguyen