

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

Part of the Northwest Quarter

Section 12, Township 17 North, Range 14 East

PARCEL NO: 6A

PROJECT NO: S.1609A

COUNTY: TULSA

NOT SECURED

OWNER/ADDRESS/TELEPHONE:

Jerry L. Woodward and spouse if any

MAILING ADDRESS:

4529 S 249th W Ave

Sand Springs, OK 74063

PARCEL ADDRESS:

13185 S 177th Ave.

Broken Arrow, OK 74011

(918) 237-3654

PROPERTY DIRECTIONS:

The property is located south of Jasper (131st St So) on the east side of 9th Street (177th E Ave.)

MORTGAGES:

NONE

AUTHORIZED NEGOTIATION AMOUNT:

	Original	Revised	OFFER	REVISED OFFER	SETTLEMENT AMOUNT
TCE R/W P-6A	<u>33,867 SF</u>	<u>N/A</u>	\$ 2,340.00	\$ 2,510.00	

IMPROVEMENTS:

None

DAMAGES:

None

TOTAL:	\$ 2,340.00	\$2,510.00
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REPORT OF ALL CONTACTS:**10/11/18:**

Introductory Letter sent to landowner explaining the project along with introductory documents for a Temporary Construction Easement. KP

10/26/18:

Received owner contact and donation sheet completed from JW. KP

10/29/18:

Offer letter for a Temporary Construction Easement based on market analysis sent to landowner for \$2,340.00. KP

11/13/18:

City Manager Michael Spurgeon received a letter from TM on behalf of his client JW refusing the offer and claiming that due to prior experience with the City he is not predisposed to cooperate to any significant degree. MS forwarded the letter to KP. KP

11/13/18:

Sent a letter to TM responding to his letter. KP

1/7/19 12:20:

KP called TM and asked what the status of the negotiation with his client JW. I advised him that I had not heard back from him since responding to his letter. TM advised that my "letter did not give him any new information". TM said, "he guesses he should make an appointment with his client and talk to him to see how much they want to counter at". I told TM that having no discussions was not helping this move forward. KP

1/23/19:

Received appraisal from Roberson + Company Realty Advisors, LLC. KP

1/24/19 10:48:

I called and left a message for TM to call me. KP

1/28/19 11:08:

Received an email from TM advising he has a meeting scheduled with JM on 2/4/19. KP

01/29/19

Mailed a final offer letter based on appraisal for \$2,510.00 to JW and TM along with Landowner bill of rights flyer. KP

01/29/19:

Emailed a final offer letter based on appraisal for \$2,510.00 to TM along with Landowner bill of rights flyer and the appraisal. KP

2/6/19:

Received Analysis of 30 Year Title Report from JF. KP

2/6/19:

Sent the file to the City of Broken Arrow legal department requesting condemnation. KP

LEGEND:

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

MS – Michael Spurgeon, City Manager of the City of Broken Arrow

JW – Jerry L. Woodward, Property Owner

TM – Ted L. Moore, Attorney at Law

DR – David Roberson, MAI, SRA, Manager, Roberson + Company Realty Advisors, LLC
Contract Appraiser for the City of Broken Arrow, Oklahoma

JF – Joe B. Francis, Attorney, Kivell, Rayment & Francis, Contract Attorney for the City of
Broken Arrow, Oklahoma