

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

The SW/4 and the S/2 of The SE/4
Section 25, Township 18 North, Range 14 East

PARCEL NO: 20.0, 20.1**PROJECT NO:** S.1609**COUNTY:** TULSA**NOT SECURED****OWNER/ADDRESS/TELEPHONE:**

Snead Family 2010, LLC

MAILING ADDRESS:

18452 E 111th St
Broken Arrow, OK 74011
(918) 449-0175
(918) 830-7773

PROPERTY DIRECTIONS:

11000 S 193rd E Avenue
Broken Arrow, OK 74011
The property is at the Northwest
corner of Florence (111th St So)
and 23rd Street (193rd E
Avenue.

MORTGAGES:

RCB Bank

AUTHORIZED NEGOTIATION AMOUNT:

| | <u>Original</u> | <u>Revised</u> | <u>OFFER</u> | COUNTER <u>OFFER</u> | REVISED <u>OFFER</u> |
|-----------------------|---------------------|----------------|--------------|-------------------------|-------------------------|
| Utility Easement 20.0 | <u>44,923.16 SF</u> | <u>N/A</u> | \$33,692.37 | NONE | NONE |
| Temp Const Esmt 20.1 | <u>51,842.20 SF</u> | <u>N/A</u> | \$10,368.44 | | |

IMPROVEMENTS:

None

DAMAGES:

None

TOTAL: **\$44,060.00**

REPORT OF ALL CONTACTS:**7/31/2018:**

Introductory letter sent to AF explaining the project and easements descriptions.

8/14/2018:

Received a voicemail from SS.

8/31/2018:

SS email KP with his completed owner contact sheet requesting I make contact with him.

9/18/2018:

Attempted to return call from SS on 8/18. (I was out of the office).

9/26/2018:

KP email SS requesting to meet with him.

10/23/2018:

KP received Title Analysis from JF.

10/24/2018:

KP email SS advising him I have left several messages with no return calls.

10/26/2018:

Offer letter mailed to SS for \$44,060.00. KP

11/6/2018:

- KP email SS advising a letter mailed correcting the easement verbiage.
- SS read receipt.

11/6/2018:

KP sent SS a corrected offer letter dated 11/2/2018. The amount did not change, the type of easement changed and sent with a cover letter explaining the change.

11/30/2018:

- KP email SS requesting communication as I have received none.
- SS read receipt.

12/3/2018:

- SS email KP advising he received letters. Advising his new contact is through his attorney Lou Reynolds.
- KP email LR asking LR the status of the City's offer letters.
- LR read receipt.
- LR email KP requesting that I resend all documents to him that I have sent his client.
- KP email LR sent him offer letters, intro letters, parcel exhibits on Parcels 19 and 20.
- LR acknowledging receiving documents.

1/2/2019:

KP email LR requesting status as I have received no communications with his office or client.

1/7/2019:

KP email LR requesting status as I have received no communications with his office or client. Advising project must move forward.

1/8/2019:

- KP email LR advising this project is under an ODEQ consent order. KP responded to other questions received. Sent copies of all docs including plans.
- LR acknowledging receiving documents.

1/24/2019:

KP email LR requesting status advising that time is running out.

1/31/2019:

- LR email KP advising that the ROW is acceptable under the specified terms attached.
- KP email LR verifying information on terms.
- LR email KP responding to my last email.

2/1/2019:

- KP email LR requesting clarification if client has a current sewer connection.
- LR email GW asking him how to respond to my question.
- LR email KP advising he will verify.

2/12/2019:

- SS email LR and GW verifying sewer connection.
- Received appraisal from DR.

2/15/2019:

- KP email LR requesting clarification as I have received no response.
- LR email KP asking what I need verified.
- KP email LR resending my request to know if client has a current sewer connection.

2/18/2019:

LR email KP tells me to see attached.

2/19/2019:

- KP email LR there are no attachments.
- LR email KP he forwarded me emails from GW and SS.

2/27/2019:

- KP email LR advising one of his terms has been rectified and sent drawings.
- KP email LR with new documents for review.

3/1/2019:

LR email KP his client will accept with conditions.

3/13/2019:

KP email LR sent new documents along with appraisals.

3/14/2019:

LR acknowledging receiving documents.

3/27/2019:

KP email LR request status on offer attaching all documents again.

4/8/2019:

KP email LR sent all documents again along with a new conditions page.

5/2/2019:

TE email LR advising him that the City will condemn if not complete by May 21, 2019 and sent all documents.

5/4/2019:

LR email TE acknowledged receipt of documents and will discuss with his client.

Legend:

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

TE – Tammy Ewing, City of Broken Arrow Assistant City Attorney

JF – Joe Francis, Attorney with Kivell, Rayment & Francis, P.C.

DR – David Roberson, Appraiser, Roberson + Company Realty Advisors, LLC

SS – Steven Snead, Snead Family 2010, LLC representative

LR – R. Lou Reynolds, Eller & Detrich