

## RIGHT OF WAY AGENT'S LOG

**PROPERTY LOCATION:**

Part of the NE/4 of the NE/4

Section 36, Township 18 North, Range 14 East

**PARCEL NO:** 19.0, 19.1

**PROJECT NO:** S.1609

**COUNTY:** TULSA

**NOT SECURED**

**OWNER/ADDRESS/TELEPHONE:**

SF Properties LLC

**MAILING ADDRESS:**

18452 E 111<sup>th</sup> St

Broken Arrow, OK 74011

(918) 449-0175

(918) 830-7773

**PROPERTY DIRECTIONS:**

11100 S 193<sup>rd</sup> E Avenue

Broken Arrow, OK 74011

The property is at the Southwest corner of Florence (111<sup>th</sup> St So) and 23<sup>rd</sup> Street (193<sup>rd</sup> E Avenue).

**MORTGAGES:**

RCB Bank

**AUTHORIZED NEGOTIATION AMOUNT:**

	<u>Original</u>	<u>Revised</u>	<u>OFFER</u>	COUNTER <u>OFFER</u>	REVISED OFFER
Utility Easement 19.0	<u>5,996.41 SF</u>	<u>N/A</u>	\$6,745.96	NONE	NONE
Temp Const Esmt 19.1	<u>3,043.21 SF</u>	<u>N/A</u>	\$ 912.96		

**IMPROVEMENTS:**

None

**DAMAGES:**

None

**TOTAL:** \$7,660.00

**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 \$7,660.00. KP

**11/6/2018:**

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

-SS read receipt.

-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,, SF Properties LLC representative

LR – R. Lou Reynolds, Eller & Detrich