

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

Lots 7-15, inclusive, Block 1, Homestead Addition
Section 11, Township 18 North, Range 14 East

PARCEL NO: 1**PROJECT NO: SW2007****COUNTY: TULSA****NOT SECURED****OWNER/ADDRESS/TELEPHONE:**

Dennis Ray and Mary Jody Sherwood

MAILING ADDRESS:

3205 E 350 Road
Talala, OK 74080
(918) 636-5623 – cell

PROPERTY DIRECTIONS:

The property is directly behind
505 W Broadway, (Broadway
Apartments) between the apart-
ments and the railroad tracks.
Southeast corner Broadway and
Elm Place.

MORTGAGES:

NONE

AUTHORIZED NEGOTIATION AMOUNT:

	<u>Original</u>	<u>Revised</u>	<u>OFFER</u>	<u>REVISED</u> <u>OFFER</u>	<u>SETTLEMENT</u> <u>AMOUNT</u>
Perm R/W	27,725 SF	N/A	\$83,175.00	\$110,900.00	

IMPROVEMENTS:

None

DAMAGES:

None

TOTAL:	\$83,175.00	\$110,900.00
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REPORT OF ALL CONTACTS:**November 2019 – January 2019**

KP made contact with the owner DS inquiring whether or not they would consider selling the parcels located behind their apartment complex to the City for a detention facility. During these calls DS discussed his concern whether the City would keep the area maintained properly. DS advised he had ordered an appraisal for the property.

February 2019

It did not appear there was an appraisal forthcoming and ordered an appraisal from Roberson + Company Realty Advisors, LLC.

3/14/19

Received appraisal from Roberson + Company Realty Advisors, LLC

3/25/19 10:08 AM

KP called and spoke with DS. DS advised he was in Arkansas. KP advised DR that the appraisal came in at \$3.00 a square foot (SF). At this time there is a verbal offer at \$3.00 per SF. DS advised he didn't like that valuation. DS advised he has an appraisal at \$4.25 per SF. DS advised he would be back in town by 3/28/19 and will send KP a copy of his appraisal. (DS never was able to produce an appraisal). Sent a copy of the appraisal to DS.

4/8/19

DS called and advised that he would sell to the City if the City would offer \$4.00 per SF. KP advised she would check with her Director and call DS right back. KP called DS back and advised that the Director approved the \$4.00 per SF and I would send an official offer letter to him.

4/10/19

Mailed offer letter for \$110,900.00 along with the landowner's bill of rights flyer

4/12/19

Received Analysis of 30 Year Title Report from JF. KP

4/18/19 8:54 AM

KP left a voice message requesting a status update for DS to call.

4/18/19 DS called KP and asked where the limits of the parcels the City is interested in are located? I advised him that I could send him outline from Google Maps. He asked that I send the approximate information to his wife Jody at Jody22@atlasok.com

4/25/19 11:59 AM

KP left a voice message requesting a status update for DS to call.

4/25/19

DS called KP and advised that he has decided to sell the apartment complex and land to another person and that that person is on their way to the bank to get the funds. DS will know more by 4/26/19.

4/26/19 – 7/10/19

KP left multiple messages and texts to DS with no response. Continued to monitor whether there were any land sales of this parcel. There were none.

7/19/19

Mailed final offer letter to DS again, enclosed the landowner's bill of rights flyer.

7/25/19

KP received a call from DS asking what this document meant and I advised him it was his rights in relation to selling land for public improvements. KP advised DS that he stopped communication and negotiation and that does not stop the public improvement from moving forward.

7/25/19 3:27 PM

DS left a voice message for KP advising that they decided on \$6.50 per SF and if we could do that to give him a call.

7/25/19 5:06 PM

KP left a voice message for DS to call me back.

7/26/19 2:22 PM

DS called KP, KP advised him that KP could not offer \$6.50 per square foot as the City was no longer negotiating as the offer was for the amount he requested. DS advised he will sell the land to

the City, he does not want to although he does not want the City to condemn. DS said to contact him when he had to come in and sign the paperwork.

8/26/19

KP called DS to ask where I could meet with him to deliver the sales contract. He said he was on his way to Broken Arrow and that I could leave it at the apartment in the mail slot with his wife at 505 W Broadway Street and he would return it later that day.

9/3/19 1:29 PM

KP left a voice message requesting a status update for DS to call.

9/4/19 10:01 AM

KP left a voice message requesting a status update for DS to call.

9/9/19

Mailed final condemnation letter to DS and MJS, enclosed the landowner's bill of rights flyer.

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

DS – Dennis Sherwood, Property Owner

MJS- Mary Jo Sherwood, Spouse of Property Owner

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