



OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control

200 N.E. 21st Street
Oklahoma City, OK 73105-3204
(405) 521-3005

August 5, 2021

Chancellor Media Whiteco dba Lamar Outdoor
Attn: Eric Cayot
5205 N Santa Fe
Oklahoma City OK 73118

****Certified Mail No.: 9214 8902 7801 8900 0159 94****

*Sign Registration No.: 11601
Sign File No. 40185-01
I-44, Oklahoma County*

Dear Mr. Cayot:

Pursuant to OAC Title 730:35-5-6 (h), you are hereby advised that a legal document, alleging that you do not have a current land use agreement on the property where the above-mentioned sign is located has been received. A copy of that document and a photo of the sign, have been enclosed for your review. The sign is located on the north side of I-44, 0.2 of a mile west of I-35.

If you have documentation or information that would prove contrary to these allegations, please submit it to this office within ten (10) days in receipt of this letter.

If we have not received any correspondence at the end of ten (10) days, we will assume you agree with the information we have received and the permit will be cancelled.

If you have any questions regarding this matter, please do not hesitate to call. (405) 521-3005

Respectfully,

Barbara Hoppes
Transportation Manager
Outdoor Advertising Control Branch

BH/

Enclosures

cc: Jeff L. Todd
McAfee & Taft
8th Floor – Two Leadership Square
211 North Robinson
Oklahoma City OK 73102-7103

"The mission of the Oklahoma Department of Transportation is to provide a safe, economical, and effective transportation network for the people, commerce and communities of Oklahoma."

AN EQUAL OPPORTUNITY EMPLOYER

August 4, 2021

HAND DELIVERED

Oklahoma Dept. of Transportation
Outdoor Advertising Control
Attn: Barbara Hoppes
200 N.E. 21st Street
Oklahoma city, OK 73105

Re: Billboard Registration # 11601; No Lease Affidavit

Dear Ms. Hoppes,

Our client, Zoom Capital, LLC owns a perpetual easement for the benefit of leasing space for the use/operation of a Billboard on Oklahoma County parcel 14-087-5240. The property is located at the northwest corner of the Interstate 44 & Interstate 35 Interchange where Interstate 44 heads west from Interstate 35.

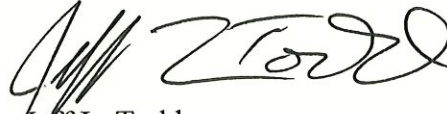
Lamar Outdoor Advertising was our client's tenant and operated a billboard on the easement under ODOT Registration # 11601. Recently, a pending ODOT project required the removal of the billboard. As such, ODOT negotiated with Lamar for the removal of the billboard structure and Lamar terminated its lease with our client. Lamar's billboard structure has been removed from the property.

Enclosed are the following documents for your files and review (i) Perpetual Easement Agreement and Assignment of Lease recorded in the land records of Oklahoma County, (ii) August 19, 2020 lease termination letter from Lamar to Zoom Capital, (iii) ODOT's Tenant Release and Summary of Acquisition confirming the removal of Lamar's sign from the property.

On behalf of Zoom Capital, LLC we respectfully ask that you accept this letter as a "No Lease Affidavit" and cancel the permit associated with Registration # 11601.

Should you need any other information, please feel to contact us with any questions.

Very truly yours,


Jeff L. Todd

JLT/sl

cc: Fred Mazaheri/Zoom Capital, LLC

This instrument was acknowledged before me on August 4, 2022 by Jeff L. Todd as counsel for Zoom Capital, LLC.


Notary Public

My Commission expires:
01/18/24
(Seal)



LAMAR

123 NW 50th Street
Oklahoma City, OK 73118

O: 405.528.2683

F: 405.557.1648

W: Lamar.com/OklahomaCity

August 19, 2020

Zoom Capital, LLC
3000 W. Memorial Road
Suite 225
Oklahoma City, OK 73120

**RE: Via FedEx
State Taking of Perpetual Easement, 2703 E. I-44
Lamar Lease No. 32480-1**

Dear Zoom Capital,

We were recently notified the Oklahoma Department of Transportation (ODOT) is taking the perpetual easement where our above-referenced sign resides due to a highway project.

Per article 4 of our sign location lease agreement, Lamar is terminating our lease dated September 14, 2005 effective immediately. Article 4 reads, "If LESSEE is prevented from constructing or maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease."

Sorry that a road-widening project has affected both of our interests and we wish you well. Please let me know should you have any questions.

Sincerely,



Eric W. Cayot
Real Estate Manager

/ec

Job Piece: 29844(08)
County: Oklahoma
Parcel: 2 (TENANT)

TENANT RELEASE

KNOW ALL MEN BY THESE PRESENTS:

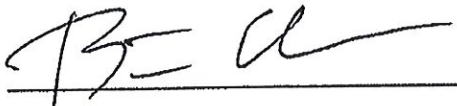
That I or we, the undersigned, for and in consideration of the sum of Ten Dollars and
No/100 ----- DOLLARS (\$ 10.00 -----) to be paid to me or us by the State of Oklahoma do
hereby remise, release and discharge the said State of Oklahoma and the State Transportation
Commission from any and all demands or claims for damage due me or us as tenant(s) upon the
property of: T & T Insurance Company, LTD, a corporation
A strip, piece or parcel of land lying in part of the S/2 SE/4 of
Section 1 T 12N R 3W, of Oklahoma County, State of Oklahoma, by reason of the
construction and maintenance of a highway along or across said property.

As part of the consideration herein Lamar Advertising Company / Chancellor Media Whiteco is
being compensated to:

Relocate (1) Billboard

and agrees to vacate said premises on or before 12/31/2020.

Dated this 27th day of August, 20 20.



Bill Condon, General Manager and Vice President

State of Oklahoma)
) ss.
Oklahoma County)

Before me, a Notary Public in and for this State, on this 27th day of August, 20 20,
personally appeared Bill Condon before me known to be the identical person(s) who
executed the within and foregoing instrument, and acknowledged to me that he executed the
same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.



Notary Public

My Commission Number: 08003469
My Commission Expires: 03/26/24





SUMMARY OF ACQUISITION

JOB PIECE: 29844(05), COUNTY Oklahoma, PARCEL(S) 2 (Tenant 1)

PROPERTY LOCATION: Section 1, Township 12N, Range 3W, Oklahoma County

BUYER: Oklahoma Department of Transportation, ODOT

SELLER: TENANT(S), NAME AND ADDRESS:

Lamar Outdoor Advertising / Chancellor Media Whiteco
123 NW 50th St.
Oklahoma City, OK 73118

ASSIGNMENT: Lamar Outdoor Advertising

MORTGAGES AND LIENS: N/A

IMPROVEMENTS: None

DAMAGES: Relocate Billboard

TENANT WILL EXECUTE AND SUBMIT TO THE BUYER, ODOT, THE FOLLOWING DOCUMENTS:

<u>Tenant Release</u>	for Parcel <u>2</u>	for <u>N/A</u>	<u>Sq Ft</u>
_____	for Parcel _____	for _____	<u>Acres</u>
_____	for Parcel _____	for _____	<u>Acres</u>
_____	for Parcel _____	for _____	<u>Acres</u>
_____	for Parcel _____	for _____	<u>Acres</u>

ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: \$75,000.00

BUYER AND SELLER AGREE:

Buyer agrees to issue a relocation permit to be used within a 7 mile radius of the current location of the acquired sign.
"No land lease rent to be paid to ODOT as part of this settlement."
The seller agrees to relocate billboard on or before 12/31/20.

It may take 45-60 days before payment is received after the DEPARTMENT receives all necessary documents. The DEPARTMENT will mail a 1099-S form at the end of the year in which payment was received.

Payment includes any and all damages.

UPON RECEIPT OF SIGNED DOCUMENTS, BUYER, ODOT, WILL PREPARE THE FOLLOWING:

State Warrant in the amount of \$75,000.00 to Lamar Outdoor Advertising

State Warrant in the amount of _____ to _____

State Warrant in the amount of _____ to _____

State Warrant in the amount of _____ to _____

[Signature]
Bill Condon, General Manager and Vice President

8/27/20
DATE

[Signature]
ODOT ACQUISITION AGENT

DATE
8/28/20
DATE

J/P No. 29844(06)
Project J2-9844(006)RW
County Oklahoma
Parcel 2 (Tenant)

Business Certification and Affidavit

I, Bill Condon as General Manager and Vice President do hereby state that I have the legal authority to act on behalf of Lamar Outdoor Advertising / Chancellor Media Whiteco and to grant, convey, bargain or sell any real property and conduct any other legal business transactions.

Bill Condon
Bill Condon, General Manager and Vice President

8/27/20
Date

STATE OF Oklahoma)
) ss.
COUNTY OF Oklahoma)

Before me, a Notary Public in and of this State, on this 27th day of August, 2019, personally appeared Bill Condon, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its General Manager and Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

Witness my hand and seal the day and year above written.

Kim VanVranken
Notary Public

My Commission Expires: 03/26/24

My Commission No.: 08003469



ODOT FORM 324a Rev. 08/2002 DEPARTMENT OF TRANSPORTATION Notarized Claim Form		FUND AGENCY ORDER NO. CLAIM NO.	CLAIM OF: Lemar Outdoor Advertising
FOR AGENCY USE ONLY		345	FBI No.
ACCOUNT	SUB-ACTIVITY	OBJECT	CFDA
AMOUNT		FOR \$75,000.00 AGAINST Oklahoma Department of Transportation ASSIGNMENT I hereby assign this claim to and authorize the State Treasurer to issue a warrant in payment to said assignee.	
Enter the partial payment or final payment number. If claim is to be charged against an encumbered order.		Partial No.	Final No.
TOTAL AMOUNT		Date: Claimant:	
OSF-AUDITED BY			
Receipt of Goods or Services Date			
DATE OF DELIVERY	PURCHASE ORDER NUMBER	QUANTITY UNIT	ITEM DESCRIPTION
2020			Payment for: Relocate Billboard Payment includes ANY and ALL Damages. Project: J2-9844(006)RW Job Piece: 28844(06) County: Oklahoma Parcel: 2 (Tenant)
		UNIT PRICE	AMOUNT \$75,000.00
The undersigned contractor or duly authorized agent, of lawful age, being first duly sworn, on oath says that this claim is true and correct. Affiant states that the work, services or materials as shown by this claim have been completed or supplied in accordance with plans, specifications, orders, requisits and all other terms of the contract. Affiant further states that (s)he is the duly authorized agent of the contractor for the purpose of certifying the facts pertaining to the giving of things of value to government personnel in order to procure the contract or obtain payment; (s)he is fully aware of the facts and circumstances surrounding the making of the contract and has been personally and directly involved in the proceedings leading to the procurement of the contract and the filing of this claim; and, neither the contractor nor anyone subject to the contractor's direction or control has been paid, given or donated or agreed to pay, give or donate to any public official of the State of Oklahoma any money or other thing of value, either directly or indirectly, in connection with the making of the contract or the filing of this claim.			Approval \$75,000.00 Approval \$75,000.00 Approval Approval Approval
Brian O'Condon, General Manager and Vice President Date: <u>01/27/20</u>			Commission Number: <u>0286123469</u>
Kim VanVranken Notary Public (or Clerk or Judge) Date: <u>03/26/24</u>			Approval
ODOT Accounting Distribution			APPROVAL I hereby approve this claim for payment and certify it complies with the purchasing laws of this State. Agency's Approving Official Director Date
ODOT Acd.	Job Piece	Item	Part
			Amount
			Object
			Encumbrance
Total			

