



**OKLAHOMA DEPARTMENT OF TRANSPORTATION**

**Outdoor Advertising Control**

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

February 9, 2022

Lamar Central Outdoor  
Attn: Pat Selcer  
7777 E 38<sup>th</sup> St  
Tulsa OK 74145

*Certified Mail No.: 9214890278018900030386*

*Sign Registration No.: 11545  
Sign File No. 80103-01  
SH-11, Tulsa County*

Dear Mr. Selcer:

Pursuant to OAC Title 730:35-5-6 (h), you are hereby advised that a legal document, alleging that you do not have a valid land use agreement on the property where the above-mentioned sign is located has been received. A copy of the affidavit has been enclosed for your review. The sign is located on the west side of SH-11, approximately 1.3 mile north of I-244 in Tulsa County.

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 this is the case, then we respectfully request that you remove the sign within ninety (90) days of receiving this letter.

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

Respectfully,

*for* Barbara Hoppes  
Transportation Manager  
Outdoor Advertising Control Branch

Enclosures

cc: Assembly of God Church  
1704 N. Memorial  
Tulsa OK 74115

Lease 1760  
R-11545


Affidavit of Lease Expiration

Date: February 3, 2022

I, David Reese, manager of Redstone LLC, upon oath state:

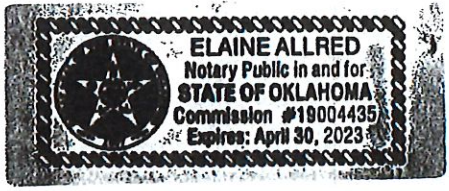
1. I am the manager of Redstone LLC, owner of certain real property located in the City of Tulsa, Tulsa County, State of Oklahoma, and legally described on Exhibit "A" attached hereto and incorporated herein by this reference.
2. The previous Lease Agreement with Lamar as successor/assignee of Eller Media Company for the purpose of maintaining an outdoor advertising structure on the above property, expired by its stated terms on October 10, 2020 (see attached Exhibit "B" – Expired Lease Agreement).
3. Notice was provided to Lamar on July 6, 2020 advising of landowner's termination of the Lease effective October 9, 2020. A copy is attached hereto as Exhibit "C" and incorporated herein by this reference.
4. Notice was provided to Lamar on September 22, 2021 advising of landowner's demand to vacate the land based on the termination of the Lease (see attached Exhibit "D" – Notice to Quit).

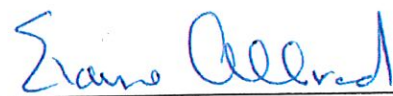
**Redstone LLC,**  
an Oklahoma limited liability company

By:   
Name: David Reese  
Its: Manager

Subscribed and sworn to before me this 5th day of February, 2022 by David Reese, Vice President of Redstone LLC, an Oklahoma limited liability company.

[SEAL]



  
NOTARY PUBLIC

**REDSTONE LLC**

July 6, 2020

lease 1760  
R-11545

VIA U.S. CERTIFIED MAIL  
Return Receipt Requested  
AND HAND DELIVERY

Lamar Advertising Company  
Attn: Pat Selcer, General Manager  
7777 East 38th Street  
Tulsa, Oklahoma 74145

Re: That certain Outdoor Advertising Lease Agreement #1760/3335 dated October 10, 2000 between Fine Outdoor Advertising, as landlord and Eller Media Company, as tenant, as amended by that certain addendum dated October 10, 2000 (collectively and as assigned, the "Lease") for the leased premises located at 1704 N. Memorial Drive, Tulsa, Oklahoma (the "Premises").

**NOTICE OF TERMINATION**

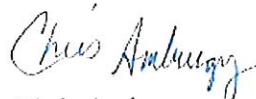
Dear Pat:

Please reference the Lease. Pursuant to Paragraph 4 of the Lease, the landowner, Redstone LLC, hereby terminates the Lease. Please remove your sign structure and repair the surface of the Premises at your earliest convenience after October 9, 2020.

Thank you for your time and attention to this matter.

Sincerely yours,

REDSTONE LLC

  
Chris Amburgy

**Eller Detrich**  
A Professional Corporation

Philip J. Eller  
Kevin H. Wylie  
R. Louis Reynolds  
Daniel C. Cupps  
Andrew A. Shank  
Heidi L. Shadid  
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*Of Counsel*

Donald L. Detrich, *Retired*  
Jerry M. Snider  
Katherine Saunders, PLC  
Joshua M. Tietsort  
Kenneth E. Crump Jr.

Writer's E-Mail:  
[ashank@ellerdetrich.com](mailto:ashank@ellerdetrich.com)

September 22, 2021

**VIA HAND DELIVERY  
AND CERTIFIED MAIL (Return Receipt Requested)**

Lamar Advertising Company  
Attn: Pat Selcer, General Manager  
7777 East 38th Street  
Tulsa, Oklahoma 74145

Re: That certain Outdoor Advertising Lease Agreement #1760/3335 dated October 10, 2000 between Fine Outdoor Advertising, as landlord and Eller Media Company, as tenant, as amended by that certain addendum dated October 10, 2000 (collectively and as assigned, the "Lease") for the leased premises located at 1704 N. Memorial Drive, Tulsa, Oklahoma (the "Premises").

**NOTICE TO QUIT**

Dear Mr. Selcer:

This law firm represents Redstone LLC (the "Landowner"). The purpose of this letter is to notify you of Lamar's failure to remove the outdoor advertising structure including fixture connections, panels, signs, copy and any equipment and accessories (collectively, the "Structure") on the Premises in violation of the terms of the Lease. Pursuant to Section 5 of the Lease, the Structure must be removed within one hundred twenty days (120) of the termination of the Lease. The Lease was terminated on October 9, 2020. Accordingly, the deadline to remove the Structure was February 6, 2021. The Structure remains on the Premises unlawfully.



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

Lamar Advertising Company  
Attn: Pat Selcer, General Manager  
September 22, 2021  
Page 2

If the Structure is not removed within thirty (30) days from the date of this letter, the Landowner will pursue legal action to remove the Structure from the Premises and recover from Lamar all costs and expenses associated therewith including, but not limited to, attorney's fees. We urge your prompt attention to this matter. We are giving you an opportunity to resolve this matter without any further cost or expense by complying with the timeframe set forth above. We certainly hope that will be the case.

The Landowner expressly reserves all rights to recover (i) rent from Lamar for the period that Lamar has held over on the Premises after the expiration of the Lease until the Structure is removed from the Premises, and (ii) any damage to the Premises resulting from the removal of the Structure from the Premises.

Sincerely,

**ELLER & DETRICH**  
*A Professional Corporation*

A handwritten signature in blue ink, appearing to read "A. Shank", is written over the typed name.

Andrew A. Shank

Exhibit "A"

Legal Description

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 SE/4 NE/4 SE/4 SE/4);

**LESS** THE EAST 60 FEET THEREOF,

**AND LESS** BEGINNING 60 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 SE/4 NE/4 SE/4 SE/4); THENCE WEST 118 FEET; THENCE SOUTH 80°09'25" EAST A DISTANCE OF 120.27 FEET TO A POINT THAT IS 60 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 23 FEET TO POINT OF BEGINNING,

**AND LESS** THE SOUTH 15 FEET FOR ROAD, ALL IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Commonly known as: 1740 N. Memorial Drive, Tulsa, Tulsa County, Oklahoma

## Barbara Hoppes

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**From:** Elaine Allred <elaine@whistlerworks.com>  
**Sent:** Tuesday, February 8, 2022 12:55 PM  
**To:** Barbara Hoppes  
**Subject:** [EXTERNAL] Affidavit of No Lease locations  
**Attachments:** image002.jpg

Barbara:

These are the current ODOT permit registration numbers matched with the addresses that are on our docs.

Current ODOT Permits:

11545 174<sup>04</sup> N Memorial Dr  
11908 13000 Block BA  
11158 5757 E Apache St  
12032 I-44 @ 145th E Ave  
11025 12540 E Skelly Dr  
10903 12262 E Skelly Dr  
  
15151 16902 E Brady West  
15150 E Brady Center  
11029 17102 E Brady East

I'll need to clarify with the landowner which leases apply to which of the three Brady parcel locations.

Sorry about the confusion. These documents were initially part of larger permit packages that provided more detailed location information.

Elaine  
918.852.1399

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*Elaine Allred*

Whistler Billboards

direct 918-392-5208

[elaine@whistlerworks.com](mailto:elaine@whistlerworks.com)

