



**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.: 9214890278018900030379*

*Sign Registration No.: 11908  
Sign File No. 80190-01  
SH-51, 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 north side of SH-51, approximately 2 mile east of US-169 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: David Reese, Manager of Redstone LLC  
Redstone LLC  
2010 N Memorial Dr.  
Tulsa OK 74115

Sign Sign owner Land Owner Adjudication Sign Face hist Comments

Sign

SFN [8019001] Twf No [3476] Reg [11908] Adj code [CLSA] Sign Owner [2571] Land Owner [14725] Land Owner [Red Flag] [N]

Hwy [S51] Cnty [72] Seg [80] Side [N] D/U [D] XHwy [U169] Miles [2] Dir [E] Dist From Row [10]

Address [VARIOUS] City [TULSA] Digital Aerial Page [11] Aerial Page [12]

Legal Land Desc [NW] [SE] [NW] Section [33] Township [19] TWMN Dir [N] Range [14] Range Dir [E] Latitude [36.085553]

S/O Name [LAMAR CENTRAL OUTDOOR, LLC] L/O Name [TULSA REAL ESTATE INVESTMENTS] Longitude [-95.827222]

Height [14] Width [48] Total HT [50] S-Type [V2] Panels # [2] Illum [Y] TRIVISION [N] Led Display [Y]

Zoning Authority [INCOG CO W/BUSINESS] Bus-600ft [Y] Name

Reg [09/14/1999] Permit Expires [09/30/2023] Erected Field Inv [08/27/2014] Permit Canceled Removal

Comment

Empty text box for comments

Documents Photos Save And Print Certificate Save And Print Permit CHANGE SFN # Created By [RWP]

Created [03/08/2008 11:16:40]

Property Owner Info: Attn: David Reese, Manager of Redstone LLC  
Redstone LLC  
2010 N. Memorial DR  
Tulsa, OK 74115



R-11908

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).

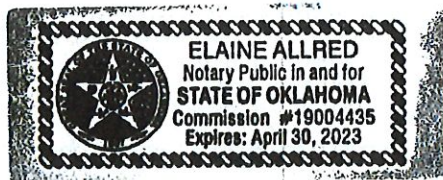
**Redstone LLC,**  
an Oklahoma limited liability company

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 1761  
R-11908

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 #1761/3340 dated October 10, 2000 between Michael Fine, 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 the **13000 Block, Broken Arrow Expressway**, Tulsa, Oklahoma as more particularly described therein (the "Premises").

**NOTICE OF TERMINATION**

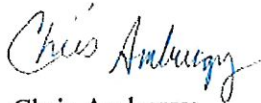
Dear Pat:

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  
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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 #1761/3340 dated October 10, 2000 between Michael Fine, 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 the 13000 Block, Broken Arrow Expressway, Tulsa, Oklahoma as more particularly described therein (the "Premises").

**NOTICE TO QUIT**

Dear Mr. Selcer:

This law firm represent Red Stone 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](http://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 black ink, appearing to read "A. Shank", with a stylized flourish extending to the right.

Andrew A. Shank

Exhibit "A"

Legal Description

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, OKLAHOMA, THENCE NORTH 89°57'48" EAST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1639.45 FEET; THENCE SOUTH 00°20'27" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°57'48" EAST A DISTANCE OF 130.57 FEET; THENCE SOUTH 0°07'19" EAST A DISTANCE OF 1084.25 FEET; THENCE NORTH 89°57'48" EAST A DISTANCE OF 873.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 0°07'19" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 936.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY; THENCE NORTH 64°30'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 504.51 FEET; THENCE NORTH 58°58'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 663.78 FEET TO A POINT ON THE EAST LINE OF "METROPOLITAN CENTER", AN ADDITION TO TULSA COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF, SAID POINT BEING 58.57 FEET NORTHERLY OF THE SOUTHEAST CORNER OF "METROPOLITAN CENTER"; THENCE NORTH 0°20'27" WEST ALONG THE EAST LINE OF SAID "METROPOLITAN CENTER" A DISTANCE OF 273.70 FEET TO A POINT; THENCE NORTH 89°57'48" EAST A DISTANCE OF 25 FEET; THENCE NORTH 0°20'27" WEST A DISTANCE OF 1187.00 FEET TO THE POINT OF BEGINNING.

Commonly known as: 13000 Block, Broken Arrow Exp.\*, Tulsa, Tulsa County

## 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 17<sup>04</sup>40 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)

