



July 22, 2019

403 Cheyenne LLC  
204 N Robinson Ave, Suite 700  
OKC, OK 73102

Project Name: **Adams Building**

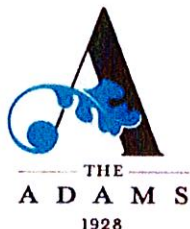
Steven Watts,

Studio 45 Architects has reviewed the most recent pay application with the associated schedule of values, and has determined that the work completed and the quantity of stored materials matches or exceeds the amounts requested. The pay application and certification for payment dated 7-19-2019 for 97.79% was approved and signed 7-22-19

Thank you.



Marcus Fairless, AIA  
Principal Architect  
C 918-520-5699  
O 918-392-4958  
[Marcus@S45Architects.com](mailto:Marcus@S45Architects.com)



July 23, 2019

Mr. O.C. Walker  
Tulsa Development Authority  
1216 N. Lansing Ave.  
Tulsa, OK 74106

RE: Adams Building (403 Cheyenne, LLC) Advance Request # 12

Dear Mr. Walker,

This letter is to certify that the construction percentage complete represented in Pay Application No. 014 at 97.79% is a true and an accurate representation. We ask that you please process our Advance Request in the amount of \$9,065.

At this time we are submitting the following documents as attachments to this cover letter:

- 1) Pay Application 014 executed by contractor and architect dated July 23, 2019
- 2) Advance Request Form dated July 23, 2019
- 3) Construction Site Report prepared by Studio 45 architects dated July 22, 2019
- 4) Letter from Studio 45 Architects certifying percentage completed dated July 22, 2019

Sincerely,

A handwritten signature in black ink that reads 'Tim Strange'.

Tim Strange  
403 Cheyenne, LLC  
Manager

403 Cheyenne, LLC  
204 N. Robinson Ave, Ste. 700  
Oklahoma City, OK

ADVANCE REQUEST NO. 12

Pursuant to the Redevelopment Agreement effective June 29, 2018 (the "Redevelopment Agreement"), by The Tulsa Development Authority ("TDA") and 403 Cheyenne, LLC ("Developer"), Developer hereby requests an Advance in the amount of \$ 9,065 for the account of Developer from the account in the City of Tulsa established for the Adams Building Project Redevelopment Agreement.

Developer does hereby certify to the TDA that, as of the date hereof: (i) the representations in the Redevelopment Agreement are hereby ratified and confirmed, (ii) the requested Advance herein is for the Expenditures Eligible for Reimbursement of Development Costs (as defined in the Redevelopment Agreement), (iii) there exists no default in or breach of the terms and provisions of the Redevelopment Agreement by Developer, (iv) the Redevelopment Agreement is in full force and effect, and (v) all conditions precedent to payment of the requested Advance herein have been met and payment of the Advance requested herein is proper pursuant to the terms of the Redevelopment Agreement, (vi) attached hereto are copies of the AIA form (when applicable), invoices, checks to be issued by Developer, and other documentation required to be received by TDA under the Redevelopment Agreement in connection with such Expenditures Eligible for Reimbursement, all of which invoices and other documents have been approved by TDA, (vi) there has not been filed with or served upon TDA notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the monies payable to any of the persons, firms, or corporations named in such invoices, which have not been released or will not be released simultaneously with the payment of such obligation, and (vii) TDA has received from Developer all documents required by the Redevelopment Agreement, including, but not limited to the statutory payment bond, the certificate evidencing all-risk builders risk insurance.

Dated this 23rd day of July, 2019.

403 Cheyenne, LLC

By:   
Tim Strange, Manager

The above Advance Request is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

TULSA DEVELOPMENT AUTHORITY

By: \_\_\_\_\_