



OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control

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

May 9, 2022

Whistler Sign Company
Attn: Elaine Allred
9023 E 46th St #470040
Tulsa OK 74147

*Re: Application for Sign Registration & Permit
South side of I-240, Oklahoma County
Property Owner: DHD CORP*

Dear Ms. Allred:

The enclosed application for sign registration & permit could not be processed due to the proposed sign site being located within 100 feet of a registered sign location. (Sign Registration No. 11530)

Title 69 O.S. § 1275(3)(c) requires 1000 ft. spacing between registered signs located adjacent to interstates and freeway primary facilities.

We are returning your application documents and Credit Voucher No. 311 in the amount of \$100.00.

I am sorry we cannot issue a permit at this time. Please contact our office if you would like to discuss this matter or if you feel that these findings are incorrect. Our telephone number is (405)521-3005.

Respectfully,

Barbara Hoppes

Barbara Hoppes
Transportation Manager
Outdoor Advertising Control Branch

BH

Enclosures



Credit Voucher No. 311

(This voucher can only be redeemed for fees required by the
Outdoor Advertising Control Branch of ODOT.)

ISSUED TO: Ojibwe Land & Lease Co., LLC

AMOUNT ISSUED: \$100.00

REASON FOR ISSUE: Application submitted for the south
side of I-240 (DHD CORP, property owner) cannot be
processed at this time. Sign Registration No. 11530 is
within 1000' of proposed site.

5-9-22

Date

Barbara Hoppes

Barbara Hoppes

Transportation Manager

Outdoor Advertising Control Branch

Okla. Dept. of Transportation

**OKLAHOMA DEPARTMENT OF TRANSPORTATION
APPLICATION FOR SIGN REGISTRATION & PERMIT
(See back of form for instructions.)**

l.c. Staked Location Photos

FOR OFFICIAL USE ONLY		
DATE	OWNER NO. <i>2880</i>	REG. NO.
\$100.00 FEE AMOUNT	APPLICATION NO.	SIGN FILE NO.

OAC MAY 05 2022

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Whistler Sign Company 102 Address: 9023 E 46th St #470040
 103 City: Tulsa 104 State: OK 105 Zip Code: 74147
 106 Telephone No.: (918) 324-7446 107 Fax No.: () 108 Email Address: elaine@whistlerworks.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: I-240 202 Side of Hwy.: S 203 County Name: Oklahoma 204 City Name: Oklahoma City
 205 Nearest Intersecting Hwy.: I-35 206 Direction from Intersection: E 207 Distance from Intersection: 3.25 Miles & Tenths
 208 Distance from Right-of-Way: 25 Feet
 209 GPS Coordinates: Latitude: 35 3907500 Longitude: -97 4368194

Part III - LAND OWNER INFORMATION (No. Assigned: 17528)

301 Land Owner's Name: DHD CORP 302 Address: 5300 Shartel Ave
 303 City: Oklahoma City 304 State: OK 305 Zip Code: 73118
 306 Telephone No.: () 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 14 ft. (Cannot exceed 25 ft.) Width of Facing: 48 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 50 ft. (No limit by state)
 402 TYPE OF SIGN: Single Side-by-Side Stacked V-Type (Cannot exceed 30 ft.) Back-to-Back Tri-Vision (Rotating Slats)
 403 NO. OF PANELS: 2 404 WILL SIGN BE ILLUMINATED? YES NO If yes, will it be an LED/digital display? YES NO (Advertising Displays)

Part V - ZONING AND COMMERCIAL/ INDUSTRIAL QUALIFICATIONS (One of these options is required for Class A Permit. However if applying for a Class C (Informational) P ermit, this section does not apply.)

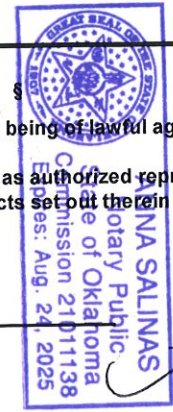
ZONED AREA ONLY 501 - Is proposed location zoned? YES NO (If answer is no, then go directly to Item 505.)
 502 - What is the zoning designation? I-1 (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? Oklahoma County
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)
UNZONED AREA ONLY 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) YES NO
 506 - What is the name of the business? _____
 507 - Please attach a diagram depicting the layout of the business and the proposed sign site.

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES *240-55-71 D v4*

REMARKS: _____ Inspector Pre-review: _____

STATE OF: Oklahoma
 County of: Tulsa
Elaine Allred



I, on behalf of myself (or) X as authorized representation of the organization listed above as Applicant, so attest that I have read the foregoing information and that the facts set out therein are true and correct to the best of my knowledge and belief.

Elaine Allred
 Signature of Applicant or Representative

NOTARY PUBLIC:
 Subscribed and sworn to me this 28th day of April, 2022
 My commission expires: August 24, 2025
Anna Salinas
 Signature of Notary

Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: Whistler Sign Company

Location of Property: South side I-240 3 miles east of I-35
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Oklahoma City
(If not inside the corporate limits of any town or city Please enter none.)

▶ The remainder of this form must be completed by the proper zoning authority. ◀

1. What is the zoning designation of the above-referenced property?
I-1 Light Industrial
2. Does your city/county have a comprehensive zoning/development plan? (An official plan or map which outlines the intended use of properties located inside of your jurisdiction.) Yes No
3. If yes, does the above-referenced property's zoning designation meet with the plan guidelines? ? Yes No Urban Low Intensity
4. Was this zoning designated within the last two years? Yes No
(If yes, a copy of the zoning application and the approved documentation must be attached.) 26 Sept '21

City of OKC
Name of Authority (City, County etc.)

405 297 2623
Telephone No.

David Cunningham
Printed Name of Zoning Official

Subdivision & Zoning
Title Tech 2

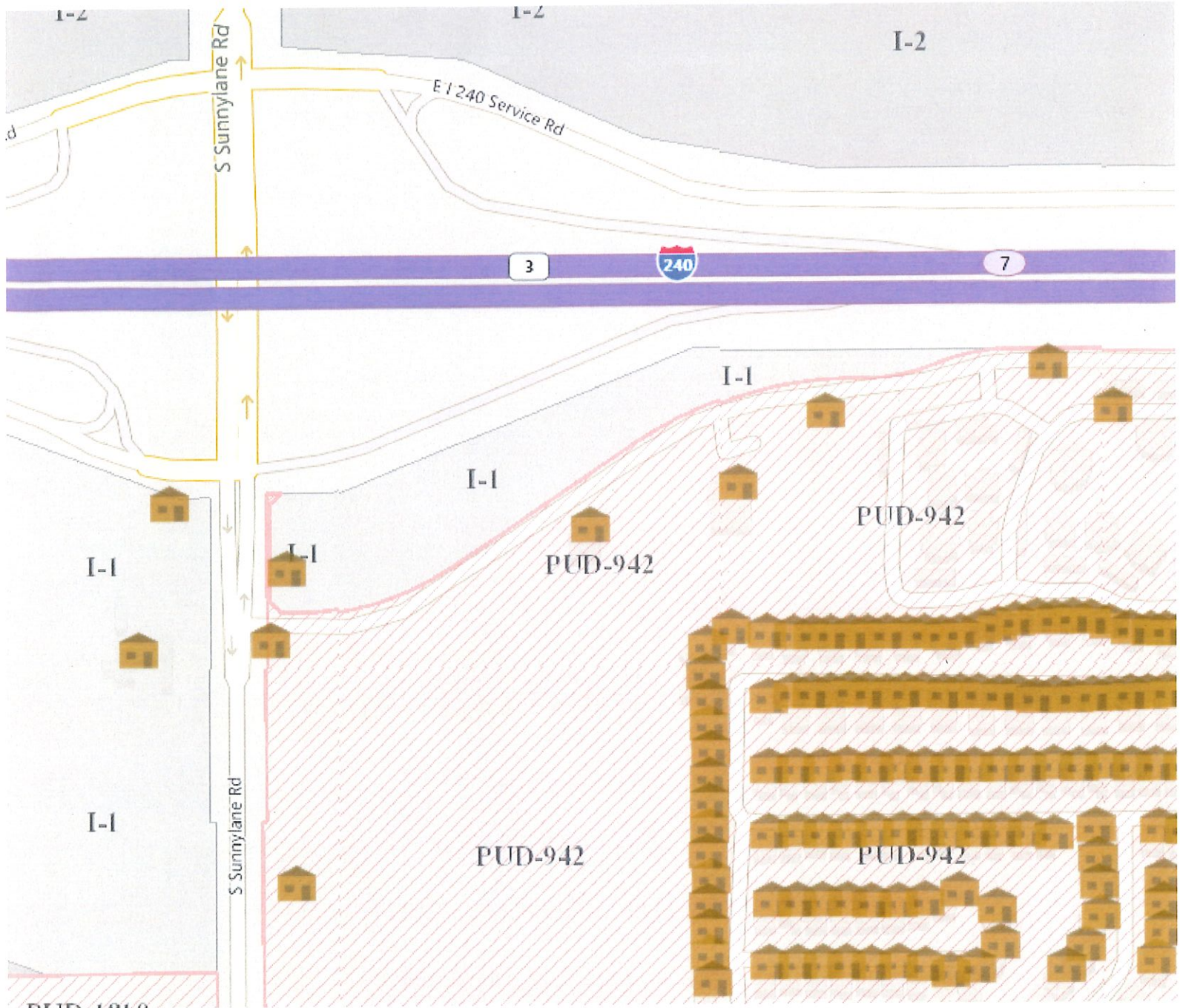
[Signature]
Signature of Zoning Official

19 Apr 22
Date

*If the zoning designation is PUD, SPUD or Corridor, a copy of the approved plan must be submitted with application.

(Notice: Completion of this form does not constitute official permission or clearance from any local government - this form is solely for the purpose of zoning verification to be used by the Oklahoma Department of Transportation.)

Currently there is a moratorium for signs 7200th until 23 Nov 22



250 feet 50 m



East Location

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT made and entered into this 7th day of April 2022 by and between **DHD Corp**, (hereinafter called "Lessor"), and **SGW Holdings LLC**, (hereinafter called "Lessee").

WITNESSETH:

That effective April 7, 2022 for good and valuable consideration, the undersigned Lessor and Lessee duly entered into and executed a certain written Billboard Lease Agreement (the "Lease Agreement") wherein Lessor leased unto Lessee and Lessee leased from Lessor, one (1) parcels of land (the "Leased Premises") as the same is more fully set forth and described in the Lease, which Leased Premises, Exhibit B, are located within that certain larger tract(s) of real property situated in the City of Oklahoma City, County of Oklahoma, State of Oklahoma, and legally described on Exhibit A, attached hereto and incorporated herein by this reference (the "Real Property").

The Billboard Lease is for a Primary Term of approximately Thirty-Nine (39) years commencing on or about April 7, 2022 unless sooner terminated as therein provided.

The Billboard Lease provides Lessee with an option to extend the term of the Billboard Lease for six (6) additional periods of ten (10) years each, said renewal/extension term to begin at the expiration of the preceding term of the Billboard Lease.

Reference is hereby expressly made to the above described Lease Agreement and all Exhibits appended thereto for the full particulars thereof, the same as though all of the terms, agreements, conditions and covenants contained therein were set forth in full in this Memorandum of Lease Agreement. Said Lease Agreement contains an express provision binding and rendering obligatory the terms, covenants and conditions thereof upon the undersigned Lessor and Lessee and their respective successors and assigns. A fully executed copy of said Lease Agreement is available for inspection by any duly authorized person in the general offices of either Lessor or Lessee.

This Memorandum of Lease Agreement is entered into pursuant to the provisions of the Lease Agreement; however, it is not intended hereby to change or modify in any manner any of the terms, agreements, conditions and covenants of said Lease Agreement nor shall this Memorandum of Lease Agreement be used to aid in the construction or interpretation of any of the terms, agreements, conditions and covenants of said Lease Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have each duly executed this Memorandum of Lease Agreement and affixed their hands and seals hereto effective the day and year first above written.

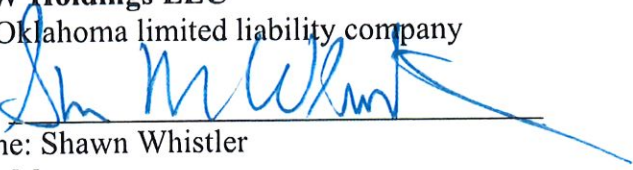
East Location

DHD Corp
An Oklahoma Corporation

By: _____
Name: _____
Its: _____

"LESSOR"

SGW Holdings LLC
An Oklahoma limited liability company

By:  _____
Name: Shawn Whistler
Its: Manager

"LESSEE"

East Location

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

BEFORE me on this ____ day of April 2022, personally appeared _____, to me known to be the duly authorized _____ of DHD Corp and to me known to be the identical person who executed the above and foregoing instrument on behalf of said Company and he/she acknowledged to me that he/she executed the above and foregoing instrument as his/her free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Notary Public

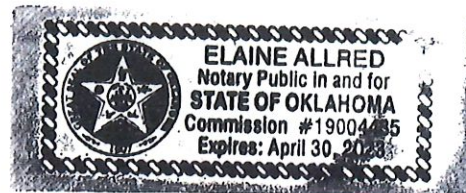
My commission expires: _____

STATE OF Oklahoma)
) ss:
COUNTY OF Tulsa)

BEFORE me on this ____ day of April 2022, personally appeared Shawn Whistler to me known to be the duly authorized manager of SGW Holdings LLC and to me known to be the identical person who executed the above and foregoing instrument on behalf of said Company and he/she acknowledged to me that he/she executed the above and foregoing instrument as his/her free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

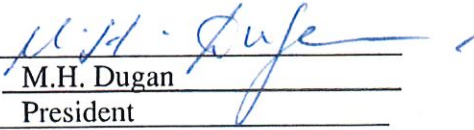
Elaine Allred
Notary Public

My commission expires: April 30, 2023



East Location

DHD Corp
An Oklahoma Corporation

By: 
Name: M.H. Dugan
Its: President

"LESSOR"

SGW Holdings LLC
An Oklahoma limited liability company

By: _____
Name: Shawn Whistler
Its: Manager

"LESSEE"

East Location

ACKNOWLEDGMENT

STATE OF Oklahoma)
) ss:
COUNTY OF Oklahoma)

BEFORE me on this 10/4 day of April 2022, personally appeared M. H. Dugan, to me known to be the duly authorized President of DHD Corp and to me known to be the identical person who executed the above and foregoing instrument on behalf of said Company and he/she acknowledged to me that he/she executed the above and foregoing instrument as his/her free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Alison Schrier

Notary Public

My commission expires: 10/4/23



STATE OF _____)
) ss:
COUNTY OF _____)

BEFORE me on this _____ day of April 2022, personally appeared Shawn Whistler to me known to be the duly authorized manager of SGW Holdings LLC and to me known to be the identical person who executed the above and foregoing instrument on behalf of said Company and he/she acknowledged to me that he/she executed the above and foregoing instrument as his/her free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Notary Public

My commission expires: _____

East Location

Exhibit A

Legal Description of the Real Property

SUNNY POINTE SEC 2 Block 013 Lot 001