

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

FOR OFFICIAL USE ONLY		
MGR. INITIALS	OWNER NO. <u>2773</u>	REG. NO.
FEE AMOUNT \$100.00	APPLICATION NO. <u>8016</u>	SIGN FILE NO.

OAC SEP 07 2023

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Big Time Billboards Address: 10900 S 209th E Ave
 103 City: Broken Arrow State: oh Zip Code: 74014
 106 Telephone No. (918) 402-9016 Fax No. NA Email Address: Sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: I-44 Side of Hwy.: S 202 County Name: Ottawa 204 City Name: Quapaw
 205 Nearest Intersecting Hwy.: 10 206 Direction from Intersection: E 207 Distance from Intersection: 11 208 Distance from Right-of-Way: 10
 209 GPS Coordinates: Latitude: 36° 56' 48" N Longitude: 94° 40' 46" W

Part III - LAND OWNER INFORMATION (No. Assigned: 17676)

301 Land Owner's Name: Tina & Richard Lancaster Address: 66400 E 50 rd
 303 City: Quapaw State: oh Zip Code: 74363
 306 Telephone No. (918) 320-9168 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 25 ft. Width of Facing: 40 ft. Overall Height Above Ground: 68 ft.
 (Cannot exceed 25 ft.) (Cannot exceed 60 ft.) (No limit by state)
 402 TYPE OF SIGN: Single Side-by-Side Stacked V-Type Back-to-Back Tri-Vision (Rotating Slats)
 (Cannot exceed 30 ft.)
 403 NO. OF PANELS: 4 404 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) Permit, this section does not apply.)

ZONED AREA ONLY

UNZONED 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? _____ (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? _____
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)
 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? Lancaster Performance Auto
 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 44-58-01 Div 8

REMARKS: **DENIED** Business not visible or within 600' of Hwy. Inspector Pre-review: 09/12/23

STATE OF: Oklahoma
 County of: Tulsa
Sam Stokely being of lawful age and first duly sworn upon oath deposes and states the following: #00016188

I, on behalf of X myself (or) _____ 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.

Signature of Applicant or Representative
Sam Stokely
 Printed Signature

NOTARY PUBLIC:
 Subscribed and sworn to me this 6 day of, 20 My 2023
 commission expires: _____
Rhonda A. Fisher
 Signature of Notary



BIG TIME BILLBOARDS, LLC
10111 E. 45th Place
Tulsa, OK 74146
PHONE: (918) 402-9016, fax (918) 663-8502

SIGN LOCATION LEASE AGREEMENT

Date: August 3 2023
Name: Big Time Billboards, L.L.C.
Name: Lancaster Richard & Tina
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: _____
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: 66400 E 50 Rd Oklawaha FL 32063
Phone: 417-291-7120 918 320 9168

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 3 day of Aug 2023, by and between Lancaster Tina & Richard, a single person, as husband and wife, as Trustee, President, Manager ("Lessor") and **BIG TIME BILLBOARDS, L.L.C.**, an Oklahoma limited liability company ("Lessee").

1. **Grant; Premises; Use.** Lessor, the owner of the hereinafter described real estate, leases and exclusively grants to Lessee and Lessee Leases from Lessor for the term, at the rental, and upon all of the conditions set forth herein, the property described in Exhibit "A", as well as all easements, rights-of-way, privileges, ingress and egress rights and other appurtenances thereto (the "Premises"), attached hereto and incorporated by reference, including a portion of land sufficient to support an outdoor advertising sign structure and faces (the "Sign"), for the purpose of erecting, placing and maintaining the Sign, on Lessor's property. Lessor grants to Lessee the right to provide or establish electrical power to the Sign and place incidental equipment thereon. Lessor grants to Lessee the right to sublet the site(s) or Sign, including the right to sublet space on the Sign for uses other than advertising, or to assign this agreement.

LESSOR AND LESSEE HAVE CAREFULLY READ AND REVIEWED THIS LEASE AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS LEASE, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO. THE PARTIES HEREBY AGREE THAT AT THE TIME THIS LEASE IS EXECUTED THE TERMS OF THIS LEASE ARE COMMERCIALY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LESSOR AND LESSEE WITH RESPECT TO THE PREMISES.

NAME: Tina & Richard Lancaster
an individual, husband and wife, as Trustee, etc.

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

Richard Lancaster
NAME: _____
TITLE: RICHARD LANCASTER
PRINT NAME

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

I:\91019\001\New Lease (09.19.11).doc

[Signature]

Exhibit "A"

Legal Description

Tina Lancaster



Ottawa

Data provided by Becky Smith County Assessor

Property Information - Date 08/22/2023

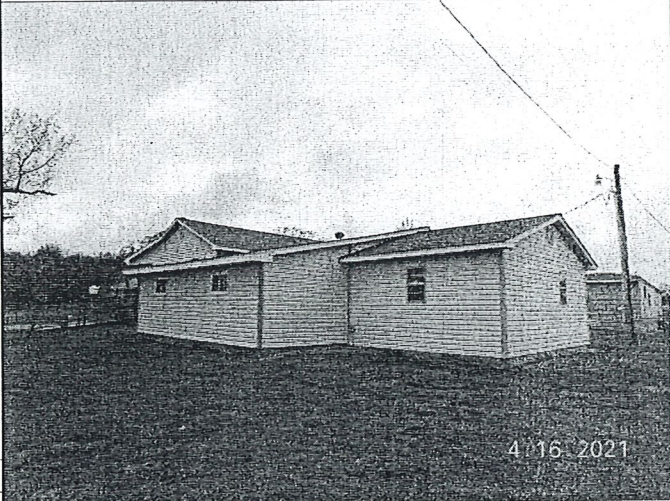
Exhibit "A"

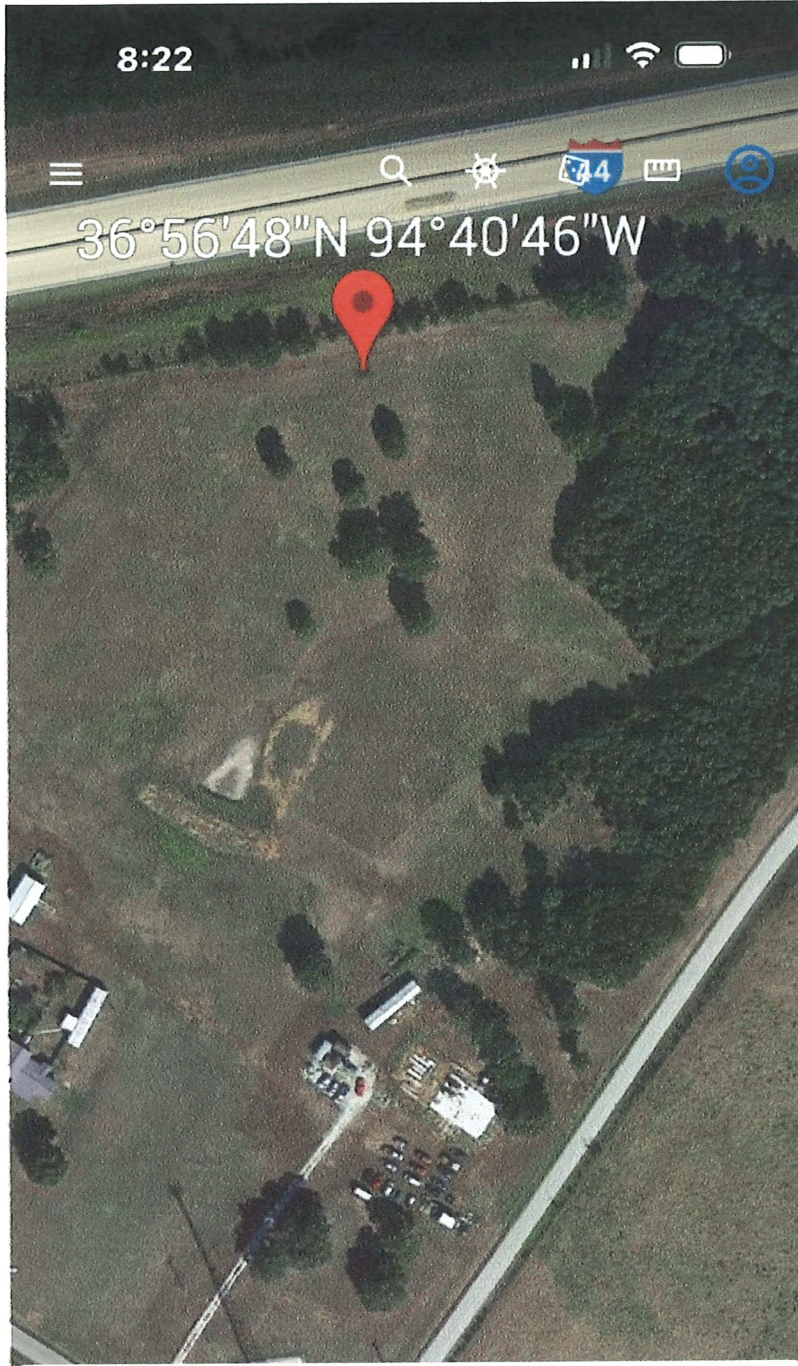
OAC SEP 07 2023

The Ottawa County Assessor's Office has made every effort to insure the accuracy of the data contained on this website; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this website.

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Assessment Data				Primary Image			
Account	580008893						
Parcel ID	0000-35-029-024-0-008-00						
Cadastral ID	28161012						
Property Type	Real - Real Property						
Property Class	RA						
Tax Area	8 - I-14 Rural						
Lot Size	22.75 - Acres						
Owners Name	LANCASTER, RICHARD A & TINA M						
	66400 E 50 RD						
	QUAPAW OK 74363-0000						
Parcel Location				Image Date 4/21/2021			
Situs	66400 E 50 RD						
Subdivision	Rural						
Lot/Block	/						
Sec/Twn/Rng	35 - 29N - 24E -						
Neighborhood	3 - Visual Inspection Area 3						
Legal Description							
S2 SW LS 47.25 AC OTA & LS 10 AC TR SUBJ TO ESMT (1024/450) SEC 35 TWP 29 RNG 24							
Valuation	Current Year	2022	Tax Detail (Millages)		%	Mills	Dollar
Land Value	7,747	7,747	C001	County General	4.8	4.10	24.51
Improvements	105,756	105,756		Common			
Mobile Home	0	0		County General	12.1	10.24	61.22
Fair Market Value	113,503	113,503		County Health	1.8	1.54	9.21
Taxable Value - Capped	61,240	59,457	EMS1	Emergency Service			
Assement Ratio	11.4%	11.4%		EMS	3.6	3.07	18.35
Gross Assessed	6,982	6,778	I-14	Quapaw School District			
Exemptions	1,000	1,000		SD Building	6.0	5.11	30.55
Net Assessed	5,982	5,778		SD General	42.1	35.78	213.91
Tax Rate	84.9700	84.9700		Sinking Fund	16.3	13.87	82.92
Estimated Taxes	508.00	491.00	V11	Vo Tech			
				V-TECH Building	1.2	1.02	6.10
				V-TECH General	12.1	10.24	61.22



Dropped Pin ×

36°56'48"N 94°40'46"W · 918 ft

Imagery date: 9/8/21–newer

 **Measure**



Distance ?

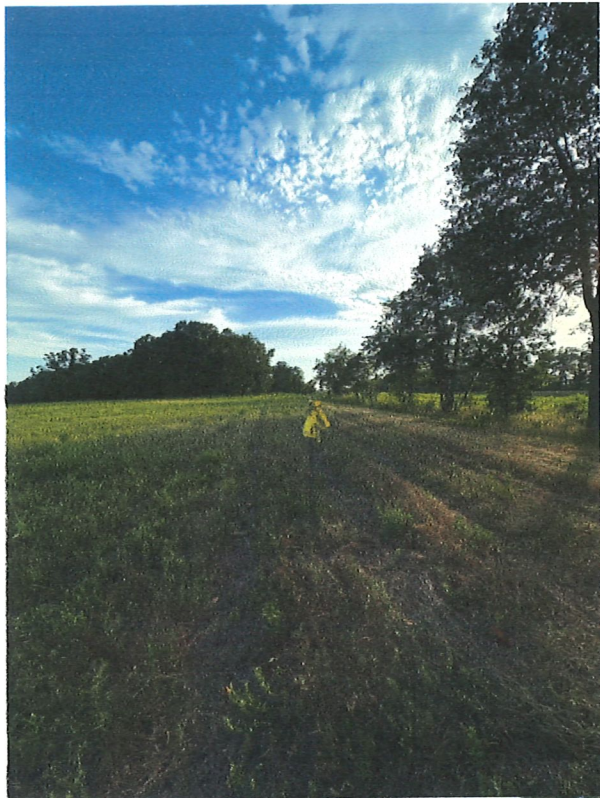
0.00 ft ▾

+ Add Point









BUSINESS REVIEW

APPLICATION NO(S). 8016 Site Inspection No. _____

Time & Date of Inspection: 11:22 Am 9/25/2023 Inspector: D. Vinson

Name of Business: Lancaster Performance Auto Type: Commercial

Is Business Identified? Yes No If yes, in what manner? Sign at entrance & Facing Hwy

Distance from the Sign Site(s): _____ Within 660 ft. of the right of way? Yes No ???

Visible from the Highway? Yes No Recognizable as a business from the Highway? Yes No

What appears to be the prime use of surrounding area? Agriculture, Commercial

Is the lessor of the property of proposed sign site(s) the owner of the business? Yes No

What are the hours of business and days open? Mon-Fri 9 to 5

Is this a new business? Yes No If yes, how long has business been open? _____

Is business open to the general public? Yes No If no, then what is the mode of business transactions? _____

What type of infrastructure is in place? (Business can not be operated from a residence.)
Office, Utilities and Car repair work bay.

Describe any activity currently taking place: Employees working

Did you speak with anyone at the business site? Yes No If yes, list their name and their relationship with the business: _____

Additional comments and/or confirmations: _____

Based on this field visit, does this business meet with HBA requirements? Yes No If no, provide reason(s): _____

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 8016 REFERENCE NO: _____ DATE: 9/25/2023 INSPECTOR: DV

COUNTY: Ottawa DIVISION: 8 HIGHWAY: I-44 SIDE OF HIGHWAY: South or U

CITY: _____ CONTROL SECTION: 44-58-01 R/W: 10ft Per App

BRIEF LOCATION DESCRIPTION: South side of I-44 6.49 Miles East of SH-137

LEGAL DESCRIPTION: _____ SECTION: 35 TWN.: 29N RANGE: 25E

LATITUDE: 36.946577 LONGITUDE: -94.680102 AERIAL SHT.: 25

TYPE OF ZONING: N/A FORM OF VERIFICATION: _____

(If proposed location is zoned, the inspector will need to complete a Zoning Review form at this time.)

CIRCLE YES OR NO FOR THE FOLLOWING IN ALL LOCATIONS:

- YES W/I 500 FT. OF A PLAYGROUND YES OTHER REGISTERED SIGNS:
Sign No. _____ Distance & Dir. _____
YES W/I 500 FT. OF A CEMETERY Sign No. _____ Distance & Dir. _____
YES W/I 500 FT. OF A PUBLIC FOREST Sign No. _____ Distance & Dir. _____
YES W/I 500 FT. OF A PARK (Name of Park & Distance: _____)

OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY: N/A

- YES W/I 500 FT. OF AN ACCESS RAMP (Distance: _____)
YES W/I 500 FT. OF A REST AREA OR WEIGH STATION (Distance: _____)

IN UNZONED COMMERCIAL OR INDUSTRIAL AREA ONLY: N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): Lancaster Performance Auto
IS ACTIVITY WITHIN 600 FT. OF PROPOSED SITE? (If yes, a Business Review form will need to be completed at this time.)

SPACING CHECK LIST FOR UNZONED COMMERCIAL INDUSTRIAL AREA:

- YES W/I 500 FT. OF A CHURCH (Name & Distance: _____)
YES W/I 500 FT. OF A SCHOOL (Name & Distance: _____)
YES W/I 500 FT. OF A HISTORICAL BATTLEFIELD (Name & Distance: _____)
YES W/I 500 FT. OF A PUBLIC FOREST? (Name & Distance: _____)
YES W/I 300 FT. OF A RESIDENCE? (If yes, how many? _____)
YES NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): Tina & Richard Lancaster
VERIFICATION: Ottawa County Assessor

HIGHWAY PROJECT CLEARANCE? YES NO If no, describe plan of address or other references: _____

ADDITIONAL COMMENTS: _____

APPROVAL DATE: _____ REG.NO. _____ SIGN FILE NO. _____

REJECTION DATE: _____ REASON FOR REJECTION: _____

Potential Highway Project Conflict Review

Application No.: 8016 or Registration No.: _____
Control Section: 44 - 58 - 01 Inters. Hwy Info.: 6.49 Miles East of SH-137

Review by Branch Manager or Supervisor

Date Parameters for 8 Year Plan Search: 2022-2032

Are there potential projects in the area? **Yes** **No**

Is a report enclosed? **Yes** **No** **Nothing available in PMD database**

Reviewed by: _____ Date: _____

Review by Inspector

Are any projects taking place or scheduled to take place on the proposed sign site property?

Yes **No** If yes, does it appear the site will be affected? **Yes** **No** **Possibly**

If yes, who did you contact at the Field Division to discuss the potential conflict and what is the determination?

Overall Recommendation: Okay to process

Inspector Name & Date: D.Vinson 9/25/2023

Exhibit A

CORRECTION
WARRANTY DEED
JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS:

That ETTA MAE LANCASTER, a widow,

Party of the first part, in consideration of the sum of 1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged does by these presents grant, bargain, sell and convey unto RICHARD A. LANCASTER and TINA M. LANCASTER,
husband and wife,

as joint tenants, the survivor to take all, and not as tenants in common, parties of the second part, their assigns and the heirs and assigns of the survivor, all of the following described real property and premises situated in Ottawa County, State of Oklahoma to-wit:

The South Half of the Southwest Quarter of Section 35, in Township 29 North, Range 24 East of the Indian Meridian, Ottawa County, Oklahoma LESS

A tract of land described as follows: Beginning at the Southwest corner of the S 1/2 of the SW 1/4; thence East along the South line of the S 1/2 of the SW 1/4 a distance of 811.5 feet; thence North-easterly along a curve to the left having a radius of 11,609.2 feet a distance of 1059.0 feet to a point of tangency; thence North 45°56' East a distance of 902.7 feet to a point on the North line of said S 1/2 of the SW 1/4; thence West along said North line a distance of 2263.3 feet to the Northwest corner of said S 1/2 of the SW 1/4; thence South along the West line of said S 1/2 of the SW 1/4 a distance of 1318.3 feet to the point of beginning, containing 47.25 acres more or less

NO DOCUMENTARY STAMPS REQUIRED -- 68 O.S. §5102(4)

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the titles to the same.

TO HAVE AND TO HOLD said described premises unto parties of the second part, their assigns and the heirs and assigns of the survivor, forever, free, clear, and discharged of and from all former grants, titles, charges, judgments, taxes, mortgages and other liens and encumbrances of whatsoever nature.

STATE OF OKLAHOMA
COUNTY OF OTTAWA
FILED FOR RECORDING IN THE
OFF. OF REC. CLERK AT HEALING

'83 APR 27 P3:02

Signed and sealed this 27th day of April, 1983

RECD. HERE BY
JOHN A. LEMASTER, COUNTY CLERK
John A. Lemaster
CLERK

Etta Mae Lancaster
Etta Mae Lancaster

State of Oklahoma, County of Ottawa ss.

Before me, the undersigned, a Notary Public within and for said County and State, on this 27th day of April A.D. 1983 personally appeared Etta Mae Lancaster, a widow,



to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

John A. Lemaster
Notary Public.

My commission expires October 14 1983