

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

FOR OFFICIAL USE ONLY		
Bxl MGR. INITIALS	2773 OWNER NO.	REG. NO.
\$100.00 FEE AMOUNT	8020 APPLICATION NO.	SIGN FILE NO.

OAC SEP 1 2023

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Big Time Billboards 102 Address: 10900 S 209th E Ave
 103 City: Broken Arrow 104 State: ok 105 Zip Code: 74014
 106 Telephone No. (918) 402-9066 107 Fax No. () NA 108 Email Address: Sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: I-44 202 Side of Hwy.: S 203 County Name: Mayes 204 City Name: Adair
 205 Nearest Intersecting Hwy.: 28 206 Direction from Intersection: N 207 Distance from Intersection: 5.03 208 Distance from Right-of-Way: 10
 N S E W Miles & Tenths Feet
 209 GPS Coordinates: Latitude: 36° 28' 59" N Longitude: 95° 18' 38" W

Part III - LAND OWNER INFORMATION (No. Assigned: 17679)

301 Land Owner's Name: Dennis & Carrie Trayer 302 Address: 12493 N 433 Rd
 303 City: Adair 304 State: ok 305 Zip Code: 74330
 306 Telephone No. (918) 530-0113 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 25 ft. (Cannot exceed 25 ft.) Width of Facing: 40 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 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.) 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) YES NO
 502 - What is the zoning designation? _____ 506 - What is the name of the business? Ground Level LLC
 503 - Who is the zoning authority? _____ 507 - Please attach a diagram depicting the layout of the business and the proposed sign site.
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)

Part VI - ACKNOWLEDGMENT

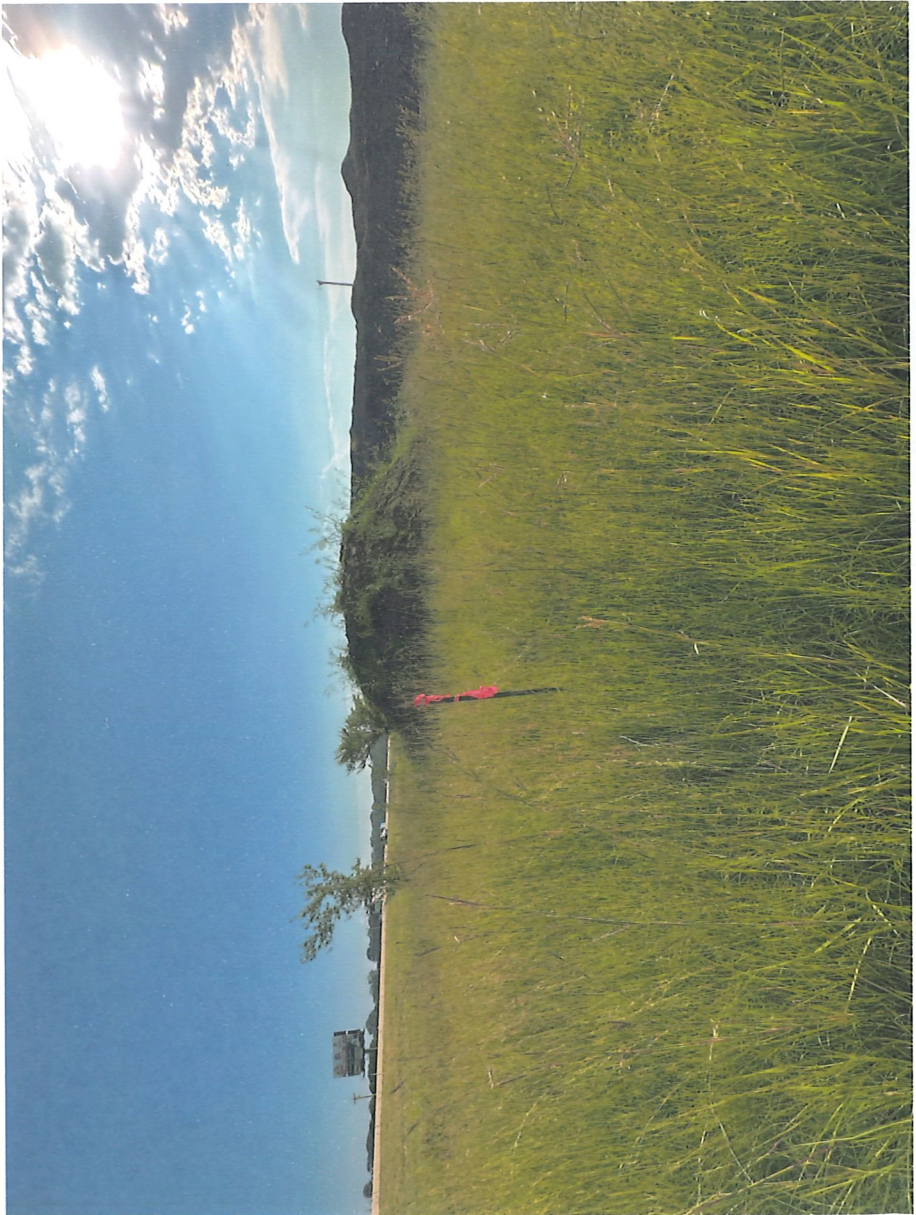
Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES

REMARKS: west Temporary Business. Inspector Pre-review: _____

STATE OF: Oklahoma County of: Tulsa
Sam Stokely being of lawful age and first duly sworn upon oath deposes and states the following:
 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: Honda A. Fisher
 Subscribed and sworn to me this 8 day of Sep, 2023
 Signature of Notary: Honda A. Fisher



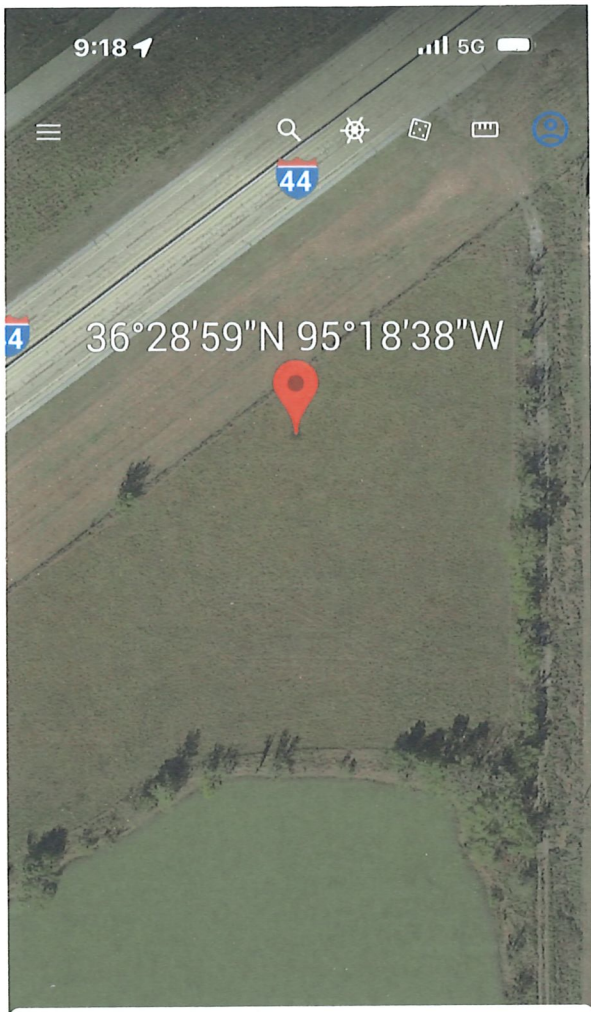




OAC SEP 1 1 2023







Dropped Pin



36°28'59"N 95°18'38"W · 700 ft

Imagery date: 10/28/17–newer

Measure

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

SIGN LOCATION LEASE AGREEMENT

OAC SEP 11 2023

Date: August 9 2023
Name: Big Time Billboards, L.L.C.
Name: Dennis Jay Troyer Carrie
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: West
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: 12493 N 433 Rd Adair Ok 74330
Phone: 918 530-0113 918 693-6128

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 9 day of August 2023, by and between Carrie & Dennis Troyer, 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.

2. **Term; Renewal Term; Rent**

NAME: Dennis Jay Troyer & Carrie
an individual, husband and wife, as Trustee, etc.

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

Dennis Jay Troyer
NAME: _____
TITLE: _____
PRINT NAME: _____

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

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

Exhibit "A"

Legal Description

[Signature] Carrie Jane Trotter
[Signature] Carrie J. Troyer

BUSINESS REVIEW

APPLICATION NO(S) 8020 **Site Inspection No.** _____

Time & Date of Inspection: 9:39AM - 9/25/2023 Inspector: D.Vinson

Name of Business: Ground Level LLC Type: Industrial

Is Business Identified? **Yes** **No** If yes, in what manner? Signs on property

Distance from the Sign Site(s): 511ft 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

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 8-5

Is this a new business? **Yes** **No** If yes, how long has business been open? 3 weeks

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

Describe any activity currently taking place: Trucks coming filling up with raw materials.

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

Additional comments and/or confirmations: Business has been operation for 3 weeks.
and will be there until material is completely gone according to business owner.

Based on this field visit, does this business meet with HBA requirements? **Yes** **No** If no, provide reason(s): Business is temporary.

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 8020 REFERENCE NO: _____ DATE: 9/25/2023 INSPECTOR: DV

COUNTY: Mayes DIVISION: 8 HIGHWAY: I-44 SIDE OF HIGHWAY: East or U

CITY: _____ CONTROL SECTION: 44-49-41 R/W: 10ft per app

BRIEF LOCATION DESCRIPTION: East side of I-44 5.0 Miles North of SH-28

LEGAL DESCRIPTION: SE SE SE SECTION: 8 TWN.: 23N RANGE: 19E

LATITUDE: 36.483120 LONGITUDE: -95.311059 AERIAL SHT.: 10

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

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): Ground Level LLC

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 DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): Dennis & Carrie Troyer

VERIFICATION: Mayes 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.: 8020 or Registration No.: _____

Control Section: 44 - 49 - 41 Inters. Hwy Info.: 5.0 Miles North of SH-28

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: _____

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

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

420 W. 390 Rd.
Adair, OK 74330

I-1996-649345 03/19/2013 11:08 am
Book 1236 Page(s) 0838-0839
Fee: \$ 15.00 Doc: \$ 17.25
Brittany True - Mayes County Clerk
State of Oklahoma

STATE OF OKLAHOMA
MAYES COUNTY
Documentary Stamps: \$ 17.25



urposes only

WARRANTY DEED
OKLAHOMA STATUTORY FORM

KNOW ALL BY THESE PRESENTS:

Exhibit "A"

That **THE UNIVERSITY OF TULSA**, of Tulsa, Oklahoma, for good and valuable consideration, the receipt and sufficiency of which for all purposes is hereby acknowledged, does hereby grant, bargain, sell and convey unto **DENNIS JAY TROYER and CARRIE JANE TROYER, husband and wife, as joint tenants** (hereinafter the "Grantees"), of **Vinita, Oklahoma**, the following described real property and premises, situate in **Mayes County, State of Oklahoma**, to-wit:

That part of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Seven (7), Township Twenty-three (23) North, Range Nineteen (19) East, Mayes County, Oklahoma, lying South and East of the Oklahoma Turnpike Authority right of way for Interstate Highway 44/Will Rogers Turnpike

(Mayes County Tax Parcel No. 7-23-19-665/3305 SESE S&E of TP 820/159)

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

TO HAVE AND TO HOLD said described premises unto the Grantees as joint tenants and not as tenants in common, on the death of one the entire fee simple interest to pass to the survivor, and their heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except: easements and building restrictions of record, and special assessments not yet due.

SIGNED and DELIVERED this 17th day of March 2013.

THE UNIVERSITY OF TULSA

By: Kevan C. Buck
Kevan C. Buck, Executive Vice President

10⁰⁰ Hablegotwals

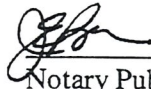
Return to: Stephen A. Schuler, 90 Gable Gardens, 100 N. 5th St. #1100, Tulsa, OK 74103

BOOK 1516 PAGE 835

BOOK 1236 PAGE 838

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

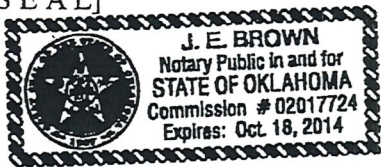
This instrument was acknowledged before me on 17 day of March, 2013, by **Kevan C. Buck**, as **Executive Vice President** of **The University of Tulsa**.



Notary Public

My commission number is 02017724
and my commission expires Oct. 18, 2014

[SEAL]



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BOOK 1236 PAGE 839