



The City of Oklahoma City
 Planning Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPECIAL PERMIT

Staff Use Only	573
Case No.: SP	_____
File Date:	11 MAY '23
Ward No.:	1
Nbhd. Assoc.:	---
School District:	PIEDMONT
Extg Zoning:	C-3
Overlay:	---

WMK, LLC dba Mobilityworks

Project Name

9701 Northwest Expy, Yukon, OK 73099

Address / Location of Property

Auto. Dealership & Repair Facility

Proposed Use

Purpose Statement attached hereto

Purpose Statement (provide attachment if necessary)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Special Permit area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer (600-foot for drinking establishments) area of the property to be considered. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot (or 600-foot) buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- 7.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Naomi's Properties L.L.C.

Name

9701 Northwest Expressway

Mailing Address

Yukon, Oklahoma 73099

City, State, Zip Code

(405) 550-0507

Phone

neal.tractorbobokc@gmail.com

Email

Annamarie Buckingham
 Signature of Applicant

Annamarie Buckingham, Compliance Supervisor

Applicant's Name (please print)

4199 Kinross Lakes Parkway, Suite 300

Applicant's Mailing Address

Richfield, OH 44286

City, State, Zip Code

234-200-1379

Phone

annmarie.buckingham@mobilityworks.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

1500
②

Fatew



WARRANTY DEED
(Oklahoma Statutory Form)

Doc#: R 2017 172059
Bk&Pg: RB 4595 542-543
Filed: 06-21-2017 02:15:29 PM
Canadian County, OK
DMW
WD

KNOW ALL MEN BY THESE PRESENTS:

That COMMUNITY RESOURCES REAL ESTATE, INC., an Oklahoma non-profit corporation, party of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto NAOMI'S PROPERTIES, L.L.C., an Arkansas limited liability company, party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

LOT TWENTY-FOUR (24), NORTHWEST ACRES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

"Reserving unto the Grantor, title to all oil, gas and other minerals within and underlying the premises not heretofore reserved or conveyed."

MAIL TAX STATEMENT TO:
Naomi's Properties, L.L.C.
P.O. Box MM
Norman, OK 73070

State of Oklahoma
Canadian County
Documentary Stamps
\$ 525.00

together with 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 said party of the second part, its 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, subject to easements, restrictions and right-of-ways of record.

Signed and delivered this 20 day of June, 2017.

Return original to:

8219627

Pilar A. Beare
First American Title & Trust
501 N. Walker, Suite 170
Oklahoma City, OK 73102 2/15

D.S. 525⁰⁰

LOT TWENTY-FOUR (24), NORTHWEST ACRES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LETTER OF AUTHORIZATION

I, Naomi Properties or,
Property Owner of Record
Phillip Neal Snow authorize,
Agent of the Property Owner of Record and Title
WMK, LLC dba Mobilityworks
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

9701 NW Expressway Yukon Ok 73099
Address and/or County Assessor account number and County Name

By: 
Signature
Title: Owner
Manager / Proprietor
Date: 5/8/2023
MM/DD/YYYY

COMMUNITY RESOURCES REAL ESTATE, INC., an
Oklahoma non-profit corporation

By: 
Rhonda Godwin, Vice Preident

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

This instrument was acknowledged before me on June 20 2017, by Rhonda Godwin, Vice President of
Community Resources Real Estate, Inc., an Oklahoma non-profit corporation.

My Commission Expires:


Notary Public

6-7-2021

Commission No.: 05005094



Real Estate Mtg Tax: \$1516.50
Paid: 02-25-2019 Receipt No. 4471

By: Deanne Cash
Deputy, Canadian County Treasurer



Doc#: R 2019 4246
BkPg: RB 4859 229-240
Filed: 02-25-2019 DAR
09:59:13 AM H
Canadian County, OK 12E

RECORDATION REQUESTED BY:
QUAIL CREEK BANK, N.A.
P.O. BOX 20160
OKLAHOMA CITY, OK 73156

~~WHEN RECORDED MAIL BOX~~
QUAIL CREEK BANK, N.A.
P.O. BOX 20160
OKLAHOMA CITY, OK 73156

SEND TAX NOTICES TO:
NAOMI'S PROPERTIES LLC
1750 72nd AVENUE NE
NORMAN, OK 73026

Return to:
Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma City, OK 73102
File # 10101900007

FOR RECORDER'S USE ONLY



MORTGAGE

A POWER OF SALE HAS BEEN GRANTED IN THIS MORTGAGE.
A POWER OF SALE MAY ALLOW THE MORTGAGEE TO TAKE THE MORTGAGED
PROPERTY AND SELL IT WITHOUT GOING TO COURT IN A FORECLOSURE ACTION
UPON DEFAULT BY THE MORTGAGOR UNDER THIS MORTGAGE.

THIS MORTGAGE dated February 20, 2019, is made and executed between NAOMI'S PROPERTIES LLC, whose address is 1750 72nd AVENUE NE, NORMAN, OK 73026; AN ARKANSAS LIMITED LIABILITY COMPANY (referred to below as "Grantor") and QUAIL CREEK BANK, N.A., whose address is P.O. BOX 20160, OKLAHOMA CITY, OK 73156 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in CANADIAN County, State of Oklahoma:

LOT TWENTY-FOUR (24), NORTHWEST ACRES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

The Real Property or its address is commonly known as 9701 NW EXPRESSWAY, OKLAHOMA CITY, OK 73099. The Real Property tax identification number is 06012000024.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, owed to Lender, whether of a like nature to the Note indebtedness or not, whether arising from a loan or a purchased obligation, whether incurred for a consumer or a business purpose, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor also grants to Lender a Uniform Commercial Code security interest in the Personal Property as defined below.

ASSIGNMENT OF RENTS. In addition to the mortgaging of the Real Property to Lender, if Grantor's loan does not constitute a consumer loan as defined in 14A O.S. Section 3-104 and is not made primarily for an agricultural purpose as defined in 14A O.S. Section 1-301(4) to a natural person or to a farm or ranching

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**MORTGAGE
(Continued)**

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business corporation as defined in 18 O.S. Section 951, Grantor hereby grants to Lender as additional security for the indebtedness secured by this Mortgage and empowers Lender to collect all Rents (as defined below) from the Property. This grant is known as an "Assignment of Rents," but is sometimes technically denominated as a pledge since the assignment is conditional and not absolute. This Assignment of Rents is conditioned upon the occurrence of an Event of Default under this Mortgage and becomes effective thereafter, whether or not proceedings have been instituted to foreclose this Mortgage by judicial foreclosure or power of sale upon the earliest of:

- (a) Lender taking possession of the Property, and Grantor agrees that upon default Lender or its agent shall have the right to take possession of the Property, collect the Rents, and apply the proceeds to the indebtedness;
- (b) the appointment of a receiver for the Property, and Grantor recognizes that upon the occurrence of an Event of Default under this Mortgage, a court may grant specific performance of Grantor's agreement that Lender will have the right to take possession of the Property by appointment of a receiver in accordance with 12 O.S. Section 1651 (Sixth), which authorizes appointment in all other cases where receivers have been appointed by the usages of the courts of equity, and may also appoint a receiver upon the other grounds for appointment of a receiver set forth in 12 O.S. Section 1651 (Second); or
- (c) Lender giving Grantor and any lessees of the Property written notice to pay Rents due after a specified date to Lender, and Grantor recognizes that consistent with 46 O.S. Section 4 when the Lender receives Rents after written notice and does not also enter into physical possession of the Property and exercise exclusive operating control, Lender shall not be deemed to be a "mortgagee in possession," but will account to Grantor regarding Rents actually collected.

Grantor also recognizes that Lender may as part of this Assignment of Rents extend or renew or enter into new leases for periods and payments consistent with the terms and payments customary for leases of the Property. If Lender sends written notice to a lessee obligated to pay under any lease on the Property requesting lessee to direct all Rents payable under the lease to Lender, this Assignment of Rents, when it is effective, shall transfer to Lender the lessee's obligation to pay Grantor the Rents, and Grantor and all lessees agree that no modification or termination or renewal of a lease prior to or subsequent to that time or advance payment and collection of Rents will be effective against Lender unless Lender consents in writing. If any lessee obligated to pay Lender does not do so, Lender shall have available all remedies to collect the Rents, including without limitation those available to a lessor upon a lessee's failure to perform under a lease. If Grantor occupies the Property, Grantor also agrees to pay to Lender a reasonable rental for the use and occupancy of the Property if after default Lender makes a demand for such payment in writing.

Grantor agrees that this Assignment of Rents will be considered as separate and independent from the Mortgage to the extent that the Assignment of Rents shall continue in effect in favor of the purchaser of the Property upon foreclosure with respect to leases that are not terminated by foreclosure or, at the election of Lender made known before any sale upon foreclosure is concluded, shall continue in effect in favor of Lender with respect to leases that are not terminated by foreclosure until any deficiency owed Lender after foreclosure is satisfied by payments under the leases, at which time further due payments shall accrue to the purchaser of the Property or to the purchaser's assigns.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall

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use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent. This restriction will not apply to rights and easements (such as gas and oil) not owned by Grantor and of which Grantor has informed Lender in writing prior to Grantor's signing of this Mortgage.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any restructuring of the legal entity (whether by merger, division or otherwise) or any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Oklahoma law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the

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(Continued)**

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Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialman's lien, or other lien could be asserted on account of the work, services, or materials and the cost exceeds \$500.00. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage:

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of thirty (30) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds \$100.00. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear. If all or part of the Property is damaged or destroyed by a third party and sums are due from that party or its insurer as a result, whether due to judgment, settlement or other process, these sums shall be applied in the same manner as insurance proceeds under this paragraph.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may

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(Continued)**

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(but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note or at the highest rate authorized by law, from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default. If Lender is required by law to give Grantor notice before or after Lender makes an expenditure, Grantor agrees that notice sent by regular mail at least five (5) days before the expenditure is made or notice delivered two (2) days before the expenditure is made is sufficient, and that notice within sixty (60) days after the expenditure is made is reasonable.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and

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(Continued)**

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interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the Indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Condemnation, Casualty. The taking by rights of eminent domain of all or any portion of the Property or the damage or destruction by an uninsured casualty of the Property.

**MORTGAGE
(Continued)**

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False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Right to Cure. If any default, other than a default in payment, is curable and if Grantor has not been given a notice of a breach of the same provision of this Mortgage within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. In any action by Lender for the foreclosure of this Mortgage, whether by judicial foreclosure or power of sale, Lender shall be entitled to the appointment of a receiver upon any failure of Grantor to comply with any term, obligation, covenant, or condition contained in this Mortgage, the Note, or any Related Documents.

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Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Power of Sale.(1) Lender, as an alternative remedy, may elect to foreclose by power of sale, and Grantor authorizes Lender, or Lender's attorney, and grants to Lender, or Lender's attorney, the power (a) to sell and to convey the Property to a purchaser and the purchaser's heirs or assigns, forever, and (b) to foreclose Grantor's rights and the rights of all persons who took an interest in the Property subject to this Mortgage.(2) This right to foreclose and to sell and convey the Property which Grantor has given Lender by contract is called the "power of sale" and may, at the option of Lender, be utilized in lieu of the procedure authorized by law for acceleration and foreclosure by judicial process. The power of sale means that in accordance with applicable Oklahoma law with respect to notice to Grantor and other persons, Grantor's interest and the other persons' interests in the Property can be sold by Lender at public sale and that the proceeds can be applied to pay the accelerated debt evidenced by the Note and any other indebtedness secured by this Mortgage without Lender having to go to court in a foreclosure action.(3) However, under the power of sale, before Lender, after an Event of Default, declares all sums secured by this Mortgage immediately due and payable irrespective of any maturity date specified in the Note or in this Mortgage, Lender must give Grantor written notice of intention to foreclose by power of sale, which notice informs Grantor how Grantor has failed to perform under this Mortgage and what Grantor must do to cure the failure.(4) Grantor will have the right for thirty-five (35) days from the date notice is sent, or for any other period provided by law, to cure the failure by paying money or otherwise providing the performance due, unless Grantor previously has been in default more than the number of times specified by statute within the previous two (2) years, in which case (a) Lender is entitled immediately to accelerate the sums secured by this Mortgage and to proceed with the power of sale, and (b) Lender is not required to send a notice of intention of foreclosure with any right to cure. If Grantor cures the default or if Lender accepts a partial performance and a promise to complete performance later, Lender may not require immediate payment in full by acceleration. Grantor understands cure of a default or Lender's acceptance of partial cure and a promise to complete performance later does not affect or compromise Lender's rights if there is again a default. If Lender so requests, Grantor agrees to sign and return a form stating (a) when Grantor received the notice specified in this paragraph, (b) whether the Property is homestead property, and (c) if so, whether Grantor will elect judicial foreclosure or elect against a deficiency. Grantor understands that Grantor may, but need not, waive a right to cure in any such receipt form if requested by Lender.(5) In any effort to collect the amounts secured by this Mortgage, whether or not involving foreclosure and sale by power of sale, Lender will have the right to collect all costs allowed by law, and Grantor agrees to pay to the extent permitted by law Lender's legal expenses.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Appraisement. Lender, at Lender's option, may waive or not waive appraisement of the Property at the time judgment is rendered in any judicial foreclosure of the Property or at any time prior to such foreclosure.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender, to the extent permitted by applicable law, shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the indebtedness.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not

**MORTGAGE
(Continued)**

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prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. To the extent permitted by applicable law, any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. To the extent permitted by applicable law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

CROSS-COLLATERALIZATION. Indebtedness includes any obligation which Grantor owes to Lender, whether direct, indirect, contingent or otherwise. If the property is determined to be in a flood zone that required flood insurance, it will not be considered collateral for other loans.

CONSTRUCTION MORTGAGE. This Mortgage is a "Construction Mortgage" for the purposes of Sections 9-334 and 2A-309 of the Uniform Commercial Code, as those sections have been adopted by the State of Oklahoma.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. All prior and contemporaneous representations and discussions concerning such matters either are included in this document or do not constitute an aspect of the agreement of the parties. Except as may be specifically set forth in this Mortgage, no conditions precedent or subsequent, of any kind whatsoever, exist with respect to Grantor's obligations under this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Oklahoma without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Oklahoma.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified,

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**MORTGAGE
(Continued)**

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it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Oklahoma as to all indebtedness secured by this Mortgage.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means NAOMI'S PROPERTIES LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means NAOMI'S PROPERTIES LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means QUAIL CREEK BANK, N.A., its successors and assigns.

MORTGAGE
(Continued)

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Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated February 20, 2019, in the original principal amount of \$1,516,486.49 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.
NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

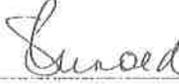
NAOMI'S PROPERTIES LLC

By: 
P. NEAL SNOW, Manager of NAOMI'S PROPERTIES LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Oklahoma)
) SS
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for the above County and State, on this 20th day of Feb, 2019, personally appeared P. NEAL SNOW, Manager of NAOMI'S PROPERTIES LLC, a member or designated agent of NAOMI'S PROPERTIES LLC, to me known to be the identical person who executed the Mortgage on behalf of the limited liability company and acknowledged to me that P. NEAL SNOW, Manager of NAOMI'S PROPERTIES LLC, executed the same Mortgage as his or her free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes set forth in the Mortgage.

Signed the 20th day of Feb, 2019. 
Notary Public

My Commission Expires: 9.25.19

Loan Number _____


No Notary Seal

Loan No: 212386

**MORTGAGE
(Continued)**

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c:\LENDING\CFI\LPL\G03.FC TR-19432 PR-22

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.



Doc#: R 2019 4247
Bk+Pg: RB 4859 241-247
Filed: 02-25-2019 DAR
09:59:14 AM AR
Canadian County, OK 7E

RECORDATION REQUESTED BY:
QUAIL CREEK BANK, N.A.
P.O. BOX 20160
OKLAHOMA CITY, OK 73156

~~WHEN THIS BOOK IS MAILED TO:~~
QUAIL CREEK BANK, N.A.
P.O. BOX 20160
OKLAHOMA CITY, OK 73156

SEND TAX NOTICES TO:
NAOMI'S PROPERTIES LLC
1750 72nd AVENUE NE
NORMAN, OK 73026

Return to:
Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma City, OK 73102
File # 110-76170810-7

FOR RECORDER'S USE ONLY



00000000000212386011502202019

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated February 20, 2019, is made and executed between NAOMI'S PROPERTIES LLC, whose address is 1750 72nd AVENUE NE, NORMAN, OK 73026; AN ARKANSAS LIMITED LIABILITY COMPANY (referred to below as "Grantor") and QUAIL CREEK BANK, N.A., whose address is P.O. BOX 20160, OKLAHOMA CITY, OK 73156 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in CANADIAN County, State of Oklahoma:

LOT TWENTY-FOUR (24), NORTHWEST ACRES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

The Property or its address is commonly known as 9701 NW EXPRESSWAY, OKLAHOMA CITY, OK 73099. The Property tax identification number is 06012000024.

CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, owed to Lender, whether of a like nature to the Note indebtedness or not, whether arising from a loan or a purchased obligation, whether incurred for a consumer or a business purpose, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

**ASSIGNMENT OF RENTS
(Continued)**

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GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Oklahoma and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property.

**ASSIGNMENT OF RENTS
(Continued)**

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All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note or at the highest rate authorized by law, from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default. If Lender is required by law to give Grantor notice before or after Lender makes an expenditure, Grantor agrees that notice sent by regular mail at least five (5) days before the expenditure is made or notice delivered two (2) days before the expenditure is made is sufficient, and that notice within sixty (60) days after the expenditure is made is reasonable.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Grantor fails to make any payment when due under the indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against the Rents or any property securing the indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Cure Provisions. If any default, other than a default in payment, is curable and if Grantor has not been given a notice of a breach of the same provision of this Assignment within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**ASSIGNMENT OF RENTS
(Continued)**

Loan No: 212386

Page 4

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse Instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. In any action by Lender for the foreclosure of this Assignment, whether by judicial foreclosure or power of sale, Lender shall be entitled to the appointment of a receiver upon any failure of Grantor to comply with any term, obligation, covenant, or condition contained in this Assignment, the Note, or any Related Documents.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. All prior and contemporaneous representations and discussions concerning such matters either are included in this document or do not constitute an aspect of the agreement of the parties. Except as may be specifically set forth in this Assignment, no conditions precedent or subsequent, of any kind whatsoever, exist with respect to Grantor's obligations under this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Oklahoma without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Oklahoma.

Merger. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the

**ASSIGNMENT OF RENTS
(Continued)**

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provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. To the extent permitted by applicable law, any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. To the extent permitted by applicable law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Powers of Attorney. The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Oklahoma as to all Indebtedness secured by this Assignment.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means NAOMI'S PROPERTIES LLC.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this

ASSIGNMENT OF RENTS
(Continued)

Loan No: 212386

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Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means NAOMI'S PROPERTIES LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Assignment.

Lender. The word "Lender" means QUAIL CREEK BANK, N.A., its successors and assigns.

Note. The word "Note" means the promissory note dated February 20, 2019, in the original principal amount of \$1,516,486.49 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON FEBRUARY 20, 2019.

GRANTOR:

NAOMI'S PROPERTIES LLC

By: 
P. NEAL SNOW, Manager of NAOMI'S PROPERTIES LLC

ASSIGNMENT OF RENTS
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

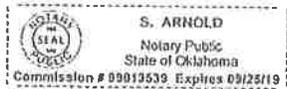
STATE OF Oklahoma)
) SS
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for the above County and State, on this 20th day of Sept, 2019, personally appeared P. NEAL SNOW, Manager of NAOMI'S PROPERTIES LLC, a member or designated agent of NAOMI'S PROPERTIES LLC, to me known to be the identical person who executed the Assignment on behalf of the limited liability company and acknowledged to me that P. NEAL SNOW, Manager of NAOMI'S PROPERTIES LLC, executed the same Assignment as his or her free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes set forth in the Assignment.

Signed the 20th day of Sept, 2019. S. Arnold
Notary Public

My Commission Expires: 9-25-19

Loan Number _____



AFTER RECORDING RETURN TO:
OGU ELECTRIC SERVICES
LAND MANAGEMENT SERVICES
ATTN: MATT UHR
PO BOX 321 M/C M109
OKLAHOMA CITY OK 73101-0321
WORK ORDER #7382291

Doc#: R 2019 11275
Bk & Pg: RB 4890 1062-1064
Filed: 05-07-2019 K LJ
01:50:14 PM EA
Canadian County, OK

③ EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT NAOMI'S PROPERTIES, L.L.C., an Arkansas limited liability company, husband and wife, Grantor, in consideration of the sum of Ten or more dollars in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant and warrant unto OKLAHOMA GAS AND ELECTRIC COMPANY, an Oklahoma corporation, Grantee, its successors and assigns, the right, privilege and authority to enter upon and install, erect, construct, operate, maintain, and reconstruct underground and/or above ground a system of poles, anchors, guy wires, conduits, wires, cables, vaults, junction boxes, switches, fuses, transformers, service connection boxes and other fixtures for the transmission and distribution of electrical current and communication messages, including the right of ingress and egress to and from said system across adjoining lands of Grantor, together with the authority to cut down, control the growth of, or trim and keep trimmed any trees that may in the judgment of the Grantee interfere with or endanger said line or its maintenance and operation.

The real property covered by this easement is situated in CANADIAN County, State of Oklahoma, and is described as follows:

See EXHIBITS "A" and "B" attached hereto and made a part hereof.

Grantor further covenants agrees that no building or other structure shall ever be erected nor shall any excavation or other removal of soil, so as to change the grade of terrain, be accomplished by Grantor, its heirs or assigns, within the above described easement area unless the written consent of the Grantee is first obtained. Grantor further acknowledges the requirements of 63 Oklahoma Statutes (2011) Section 142.1, et. seq. (One-call statute).

Grantor hereby consents to permit Grantee to trim and keep trimmed any trees and foliage on Grantor's property immediately adjacent to the easement granted herein, and Grantee shall have the right to enter upon Grantor's property for this purpose.

The rights and privileges above granted to continue so long as same are used or needed for the transmission and distribution of electric current or communication messages; but should the Grantee remove its property from the premises and abandon the right of way herein granted, then the rights granted in this easement shall terminate.

Signed and delivered this 26th day of MARCH, 2019.

Naomi's Properties, L.L.C., an Arkansas limited liability company



BY: [Signature]
Name: Phillip Neal Snow
Title: Owner

COMPANY ACKNOWLEDGMENT

STATE OF Oklahoma, COUNTY OF Cleveland SS:
Before me, the undersigned, a Notary Public, in and for said County and State, on this 26th day of March, 2019, personally appeared Phillip Neal Snow, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its owner, and acknowledged to me that he executed the same as his free and voluntary act and deed of such company, for the uses and purposes therein set forth.

My Commission Expires: 06-13-19
Commission # 11005330

[Signature]
Notary Public



WO#(Draft No. _____) R/W File No. _____
Form R-469 D (Rev 5/2018) UG-OH-C1..DOT tmu Atlas Sheet No.

EXHIBIT "A"

WO#7382291

OG&E EASEMENT

An Easement in Lot Twenty-four (24) of Northwest Acres, Canadian County, Oklahoma, **written by Timothy G. Pollard, PLS 1474, on March 26, 2019, using an Arbitrary Bearing of S00°07'30"W between existing monuments on the East line of said Lot 24, as a Basis of Bearing** and as shown on attached **Easement Sketch**, said easement further described as:

BEGINNING at the Northeast corner of said Lot 24;

Thence S00°07'30"W, on the East line of said Lot 24, for a distance of 1208.35 feet to the Southeast corner of said Lot 24;

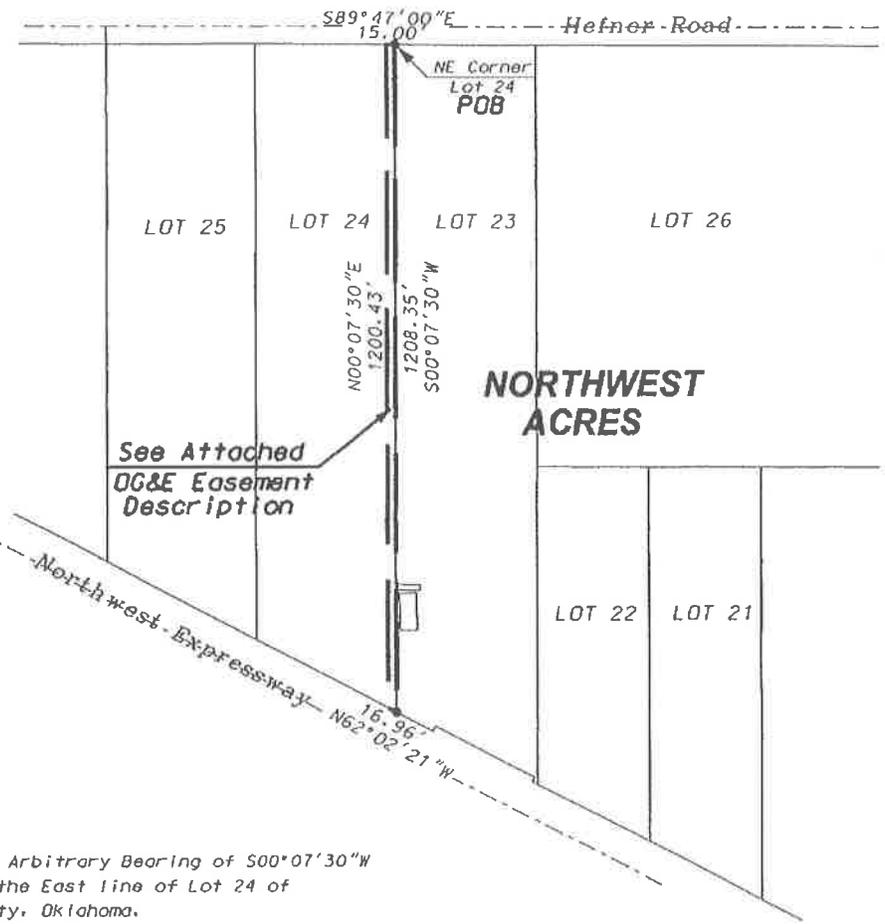
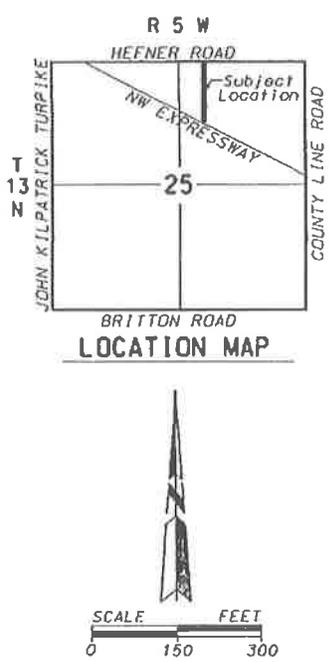
Thence N62°02'21"W, on the South line of said Lot 24, for a distance of 16.96 feet;

Thence N00°07'30"E for a distance of 1200.43 feet to the North line of said Lot 24;

Thence S89°47'00"E, on said North line, for a distance of 15.00 feet to the **POINT OF BEGINNING**.

NW Acres.doc

EXHIBIT "B" EASEMENT SKETCH



Note: Bearings Are Based on an Arbitrary Bearing of S00°07'30"W between existing monuments on the East line of Lot 24 of Northwest Acres, Canadian County, Oklahoma.

(●) - Indicates Existing 1/2" Iron Pin or monument as noted.

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of the attached easement description and is subject to all notes and qualifying statements.

Timothy G. Pollard
 Timothy G. Pollard, PLS 1474
 Dated: March 26, 2019
 tim.pwsurvey@sbcglobal.net



OKLAHOMA GAS AND ELECTRIC COMPANY			
POLLARD & WHITED SURVEYING INC. 2514 TEE DRIVE, NORMAN, OKLAHOMA 73069 CA#2380 EXP 06-30-19 405-366-0001	OG&E EASEMENT SKETCH WO# 7382291 PART OF LOT 24 OF NORTHWEST ACRES CANADIAN COUNTY, OKLAHOMA	REVISIONS:	
DRAWN BY: S. NEWTON DATE: Mar. 26, 2019	FILE #: 25-13N5W.ASC DATE: Mar. 21, 2019	SCALE: 1" = 300'	
APPROVED BY: D. MEEKS DATE: Mar. 26, 2019	DRWG #: NW Acres.DGN DATE: Mar. 26, 2019	SHEET 1 OF 1	

AFFIRMATION

OHIO
STATE OF ~~OKLAHOMA~~)
Summit) §
COUNTY OF ~~OKLAHOMA~~)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Richfield, OHIO ~~Oklahoma City, Oklahoma~~, on the 11th day of May, 2023

Annmarie Buckingham
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OHIO,
County of Summit, on the 11 day of MAY, 2023.

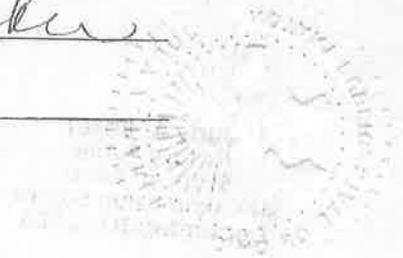
My Commission Expires:

12/7/2023

Judy Baker
Notary Public

Commission # _____

Judy A. Baker
Notary Public
State of Ohio
My Commission Expires
December 07, 2023

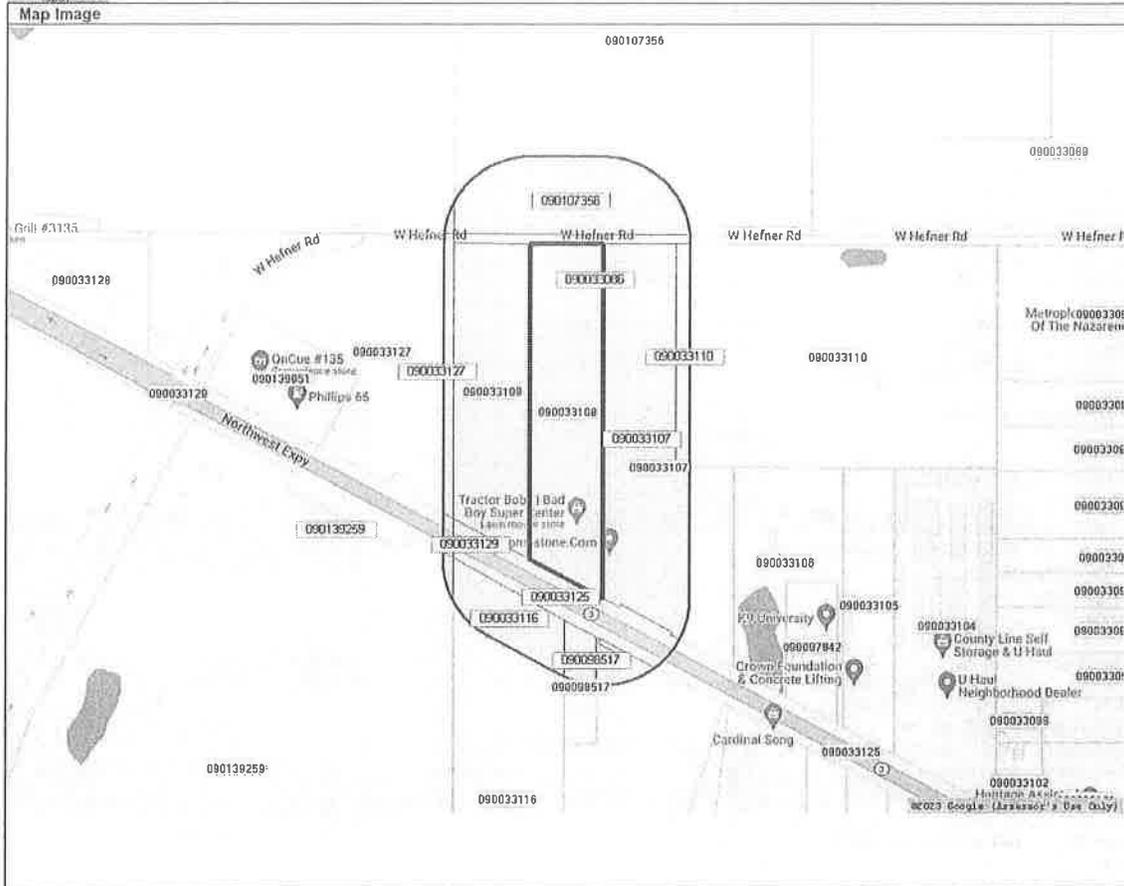




CANADIAN
Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/08/2023
Time 09:38:33



Account List			
Account	090033127	Current Owner	Legal Description
ParcelID	141252-000000-000007	EXPRESS DEVELOPMENT IV LLC	T13N R05W S25 NW4 A#7 PT NW4 - BEG 2318.46'E OF NW/C, TH E314.42' S976.54' NW150.64' NE40' NW100' SW40' NW719 92' NE264.82' NE CURVR 464.27' NE25 80' NE30.78' TPB & LESS BEG 976.54'S 150.64'NW 40'NE 100'NW 40'SW 264 92'NW OF NE/C TH NW455' NE264.82'
Situs			
Sec/Twn/Rng	25-13N-5W	9701 BOARDWALK BLVD	
Subdivision		OKLAHOMA CITY	
Block/Lot		OK 76162-000C	
Lot Size	9.4500 Acres	Book/Page	5342-0019
Account	090139259	Current Owner	Legal Description
ParcelID	141252-000000-000011	GRUNERWALD RANCH LLC	T13N R05W S25 NW4 A#11 PT NW4 - BEG 533.96'E & 1364.89'SE OF NW/C, TH SE398.16' SW60' SE450' NE60' SE166.31' S1544.48' W1634.16' N96.52' NE501.59' NE427.91' NE1157.45' TPB.
Situs	09900 NW EXPRESSWAY		
Sec/Twn/Rng	25-13N-5W	5816 NW 135TH ST STE A	
Subdivision		OKLAHOMA CITY	
Block/Lot		OK 73142	
Lot Size	57.9900 Acres	Book/Page	4989-0124
Account	090033107	Current Owner	Legal Description
ParcelID	060120-000022-000000	GILLESPIE, JOHN E REVOCABLE TRUST	NORTHWEST ACRES LTS 22 & 23
Situs	09311 NW EXPRESSWAY		
Sec/Twn/Rng	25-13N-5W	775 GULF SHORES DR UNIT 4219	
Subdivision	NORTH WEST ACRES	DESTIN	
Block/Lot	0000 / 0022	FL 32541-	
Lot Size	10.1400 Acres	Book/Page	4525-0713



CANADIAN
Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/08/2023
Time 09:38:33

Account List		Current Owner	Legal Description
Account	090033086		
ParcelID	141243-000000-000001	HAROLD ROTHER FARMS INC	T13N R05W S24 SW4 A#1 PT SW4 - BEG @ SE/C, TH W1218.28' N41.67' NW141.5' NW13.26' NW CURV'R 210.15' N1647.32' NW310.48' N620.11' E1649.57' S2657.78' TPB
Situs			
Sec/Twn/Rng	24-13N-5W	469 TONY ST	
Subdivision		BURLINGTON	CC 80807-
Block/Lot			
Lot Size	96.9600 Acres	Book/Page 1505-0689	
Account	090107356		
ParcelID	141244-000000-000006	F & B VENTURES LLC	T13N R05W S24 SE4 A#6 PT SE4 BEING THE W37.5AC OF THE S2 SE4
Situs			
Sec/Twn/Rng	24-13N-5W	%FRANCIS J BORELLI III	
Subdivision		525 HUNTER LN	
Block/Lot		OKARCHE	OK 73762-000C
Lot Size	37.5000 Acres	Book/Page 3832-0262	
Account	090033129		
ParcelID	060999-914252-000003	STATE OF OKLAHOMA DEPT OF TRANS	T13N R05W S25 NW4 A#3 PT NW4 - BEG 534'E OF NW/C, TH E447' S100' SE1625 40' NE40' SE100' SW40' SE152' S136' NW165' SW60' NW 450' NE60' NW1767' TPB
Situs			
Sec/Twn/Rng	25-13N-5W	LEGAL DIVISION-BUSINESS OFFICE	
Subdivision		200 NE 21ST ST	
Block/Lot		OKLAHOMA CITY	OK 73105-000C
Lot Size	6.7900 Acres	Book/Page	
Account	090098517		
ParcelID	060999-914251-000021	TREPAGNIER,DENNIS & JACQUELINE	T13N R05W S25 NE4 A#21 PT NE4 - BEG 2249.6'W & 912.74'N OF SE/C, TH N425 53' SE124.85' S366.47' W110' TPB.
Situs	09320 NW EXPRESSWAY		
Sec/Twn/Rng	25-13N-5W	9320 NW EXPRESSWAY	
Subdivision		YUKON	OK 73099-000C
Block/Lot			
Lot Size	1.0000 Acres	Book/Page	
Account	090033110		
ParcelID	060120-000026-000000	GILLESPIE,JOHN E REVOCABLE TRUST	NORTHWEST ACRES LT 26
Situs	09112 W HEFNER RD		
Sec/Twn/Rng	25-13N-5W	775 GULF SHORES DR UNIT 4219	
Subdivision	NORTH WEST ACRES	DESTIN	FL 32541-
Block/Lot	0000 / 0026		
Lot Size	19.3700 Acres	Book/Page 4525-0714	
Account	090033109		
ParcelID	060120-000025-000000	ASHIVA LLC	NORTHWEST ACRES LT 25
Situs			
Sec/Twn/Rng	25-13N-5W	4328 NW 39TH	
Subdivision	NORTH WEST ACRES	OKLAHOMA CITY	OK 73112
Block/Lot	0000 / 0025		
Lot Size	6.1500 Acres	Book/Page 5232-0778	
Account	090033108		
ParcelID	060120-000024-000000	NAOMI'S PROPERTIES LLC	NORTHWEST ACRES LT 24
Situs	09701 NW EXPRESSWAY		
Sec/Twn/Rng	25-13N-5W	PO BOX MM	
Subdivision	NORTH WEST ACRES	NORMAN	OK 73070-
Block/Lot	0000 / 0024		
Lot Size	6.5700 Acres	Book/Page 4595-0542	
Account	090033125		
ParcelID	060999-914251-000020	STATE OF OKLAHOMA	T13N R05W S25 NE4 A#20 PT NE4 BEING HW3 RAW
Situs			
Sec/Twn/Rng	25-13N-5W		
Subdivision			
Block/Lot			
Lot Size	8.3000 Acres	Book/Page	
Account	090033117		
ParcelID	060999-914251-000003	TREPAGNIER,DENNIS & J F ETAL	T13N R05W S25 NE4 A#3 PT NE4 - BEG 1959.4'W OF SE/C, TH N15' NE198.70' N134.30' NE734.84' NW372.80' SW15' NW105' NE15' NW17.03' S366.49' W110' S912.74' E290.20' TPB.
Situs			
Sec/Twn/Rng	25-13N-5W	9320 NW EXPRESSWAY	
Subdivision		YUKON	OK 73099-000C
Block/Lot			
Lot Size	10.2500 Acres	Book/Page 2507-0162	



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/08/2023

Time 09:38:34

Account List

Account	090033116	Current Owner	Legal Description
ParcelID	060999-914251-000002	FRANCIS INVESTMENTS	T13N R05W S25 NE4 A#2 PT NE4 - BEG @ SW/C, TH E389' N1338.27' NW435.70' S1541.72' TPB
Situs	09700 NW EXPRESSWAY		
Sec/Twn/Rng	25-13N-5W	C/O MICHAEL BIDDINGER REAL ESTATE	
Subdvlslon		12020 N PENNSYLVANIA	
Block/Lot		OKLAHOMA CITY OK 73120-0000	
Lot Size	12.7800 Acres	Book/Page	

PROJECT:
TRACTOR BOB

PROJECT ADDRESS:
**9701 Northwest
 Expressway 73099**

415 Broadway Ave
 Oklahoma City
 Oklahoma 73102



V.405.232.8787
 F.405.232.8810

www.taparchitecture.com

ARCHITECT'S
 SEAL



PROJECT

TRACTOR BOB
 9701 Northwest Expressway
 73099

DRAWING
 101

- FOR CONSTRUCTION
- PRELIMINARY - NOT FOR CONSTRUCTION
- REVIEW SET
- NOT SET

ISSUE
 DATE
 100% ISSUE TO
 OWNER-01/18/2018
 SHEET
 COVER SHEET

PROJECT
 NUMBER
 1720

All drawings are written
 and plotted in accordance with
 the current standards of the
 American Council

CLIENT	ARCHITECT
TRACTOR BOB NEAL SNOW NAOMIS PROPERTIES P.O. BOX MM NORMAN, OKLAHOMA 73070 PHONE:405-305-2612 FAX:	TAParchitecture PROJECT ARCHITECT: Anthony McDermid PROJECT MANAGER: Chris Teehee PROJECT DESIGNER: Alison Fredrickson (Interior) 415 N Broadway Ave Oklahoma City, Oklahoma 73102 PHONE:405-232-8787 FAX:405-232-8810
STRUCTURAL ENGINEER	MECHANICAL ENGINEER
EUDALEY ENGINEERING Brian Baker 68510 NW 33TH STREET BETHANY, OKLAHOMA 73008 PHONE:405-788-4433 FAX:	PHONE: FAX:
ELECTRICAL ENGINEER	CIVIL ENGINEER
PHONE: FAX:	CEDAR CREEK CONSULTING JASON EMMET P.O. BOX 14534 OKLAHOMA CITY, OKLAHOMA 73113 PHONE:405.405.4522 FAX:
NOTES: <small>This drawing shall not be construed as a contract. The architect or engineer is not responsible for the construction of the project. The architect or engineer is not responsible for the construction of the project. The architect or engineer is not responsible for the construction of the project.</small>	

ABBREVIATIONS

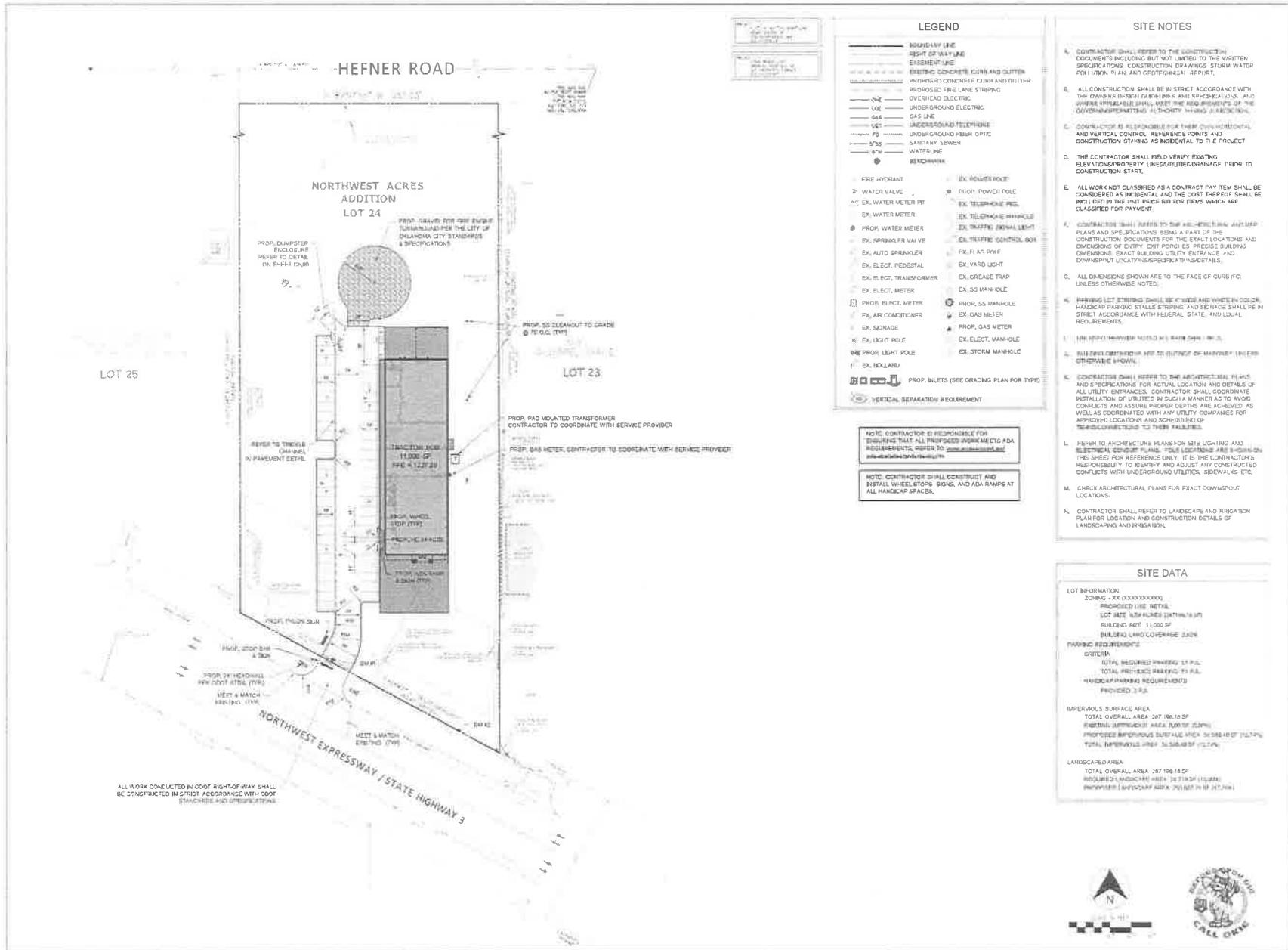
AC	ADDITIONAL	AD	ADJUST	AE	ASBESTOS	AF	ASBESTOS FIBER	AG	ASBESTOS GYPSUM BOARD	AL	ALUMINUM	AM	ALUMINUM MESH	AN	ANODIZED ALUMINUM	AO	ALUMINUM OXIDE	AP	ALUMINUM PLATE	AR	ALUMINUM ROD	AS	ALUMINUM STRIP	AT	ALUMINUM TUBING	AV	ALUMINUM VANE	AW	ALUMINUM WIRE	AX	ALUMINUM X-RAY FILM	AY	ALUMINUM YARN	AZ	ALUMINUM ZINC	BA	BALANCE	BB	BALANCE BOARD	BC	BALANCE BOARD	BD	BALANCE BOARD	BE	BALANCE BOARD	BF	BALANCE BOARD	BG	BALANCE BOARD	BH	BALANCE BOARD	BI	BALANCE BOARD	BJ	BALANCE BOARD	BK	BALANCE BOARD	BL	BALANCE BOARD	BM	BALANCE BOARD	BN	BALANCE BOARD	BO	BALANCE BOARD	BP	BALANCE BOARD	BQ	BALANCE BOARD	BR	BALANCE BOARD	BS	BALANCE BOARD	BT	BALANCE BOARD	BU	BALANCE BOARD	BV	BALANCE BOARD	BW	BALANCE BOARD	BX	BALANCE BOARD	BY	BALANCE BOARD	BZ	BALANCE BOARD	CA	CALIBER	CB	CALIBER	CC	CALIBER	CD	CALIBER	CE	CALIBER	CF	CALIBER	CG	CALIBER	CH	CALIBER	CI	CALIBER	CJ	CALIBER	CK	CALIBER	CL	CALIBER	CM	CALIBER	CN	CALIBER	CO	CALIBER	CP	CALIBER	CQ	CALIBER	CR	CALIBER	CS	CALIBER	CT	CALIBER	CU	CALIBER	CV	CALIBER	CW	CALIBER	CX	CALIBER	CY	CALIBER	CZ	CALIBER	DA	DAMPEN	DB	DAMPEN	DC	DAMPEN	DD	DAMPEN	DE	DAMPEN	DF	DAMPEN	DG	DAMPEN	DH	DAMPEN	DI	DAMPEN	DJ	DAMPEN	DK	DAMPEN	DL	DAMPEN	DM	DAMPEN	DN	DAMPEN	DO	DAMPEN	DP	DAMPEN	DQ	DAMPEN	DR	DAMPEN	DS	DAMPEN	DT	DAMPEN	DU	DAMPEN	DV	DAMPEN	DW	DAMPEN	DX	DAMPEN	DY	DAMPEN	DZ	DAMPEN	EA	EARTH	EB	EARTH	EC	EARTH	ED	EARTH	EE	EARTH	EF	EARTH	EG	EARTH	EH	EARTH	EI	EARTH	EJ	EARTH	EK	EARTH	EL	EARTH	EM	EARTH	EN	EARTH	EO	EARTH	EP	EARTH	EQ	EARTH	ER	EARTH	ES	EARTH	ET	EARTH	EU	EARTH	EV	EARTH	EW	EARTH	EX	EARTH	EY	EARTH	EZ	EARTH	FA	FLOOR	FB	FLOOR	FC	FLOOR	FD	FLOOR	FE	FLOOR	FF	FLOOR	FG	FLOOR	FH	FLOOR	FI	FLOOR	FJ	FLOOR	FK	FLOOR	FL	FLOOR	FM	FLOOR	FN	FLOOR	FO	FLOOR	FP	FLOOR	FQ	FLOOR	FR	FLOOR	FS	FLOOR	FT	FLOOR	FU	FLOOR	FV	FLOOR	FW	FLOOR	FX	FLOOR	FY	FLOOR	FZ	FLOOR	GA	GALVANIZED	GB	GALVANIZED	GC	GALVANIZED	GD	GALVANIZED	GE	GALVANIZED	GF	GALVANIZED	GG	GALVANIZED	GH	GALVANIZED	GI	GALVANIZED	GJ	GALVANIZED	GK	GALVANIZED	GL	GALVANIZED	GM	GALVANIZED	GN	GALVANIZED	GO	GALVANIZED	GP	GALVANIZED	GQ	GALVANIZED	GR	GALVANIZED	GS	GALVANIZED	GT	GALVANIZED	GU	GALVANIZED	GV	GALVANIZED	GW	GALVANIZED	GX	GALVANIZED	GY	GALVANIZED	GZ	GALVANIZED	HA	HAND	HB	HAND	HC	HAND	HD	HAND	HE	HAND	HF	HAND	HG	HAND	HH	HAND	HI	HAND	HJ	HAND	HK	HAND	HL	HAND	HM	HAND	HN	HAND	HO	HAND	HP	HAND	HQ	HAND	HR	HAND	HS	HAND	HT	HAND	HU	HAND	HV	HAND	HW	HAND	HX	HAND	HY	HAND	HZ	HAND	IA	INSULATION	IB	INSULATION	IC	INSULATION	ID	INSULATION	IE	INSULATION	IF	INSULATION	IG	INSULATION	IH	INSULATION	II	INSULATION	IJ	INSULATION	IK	INSULATION	IL	INSULATION	IM	INSULATION	IN	INSULATION	IO	INSULATION	IP	INSULATION	IQ	INSULATION	IR	INSULATION	IS	INSULATION	IT	INSULATION	IU	INSULATION	IV	INSULATION	IW	INSULATION	IX	INSULATION	IY	INSULATION	IZ	INSULATION	JA	JACKET	JB	JACKET	JC	JACKET	JD	JACKET	JE	JACKET	JF	JACKET	JG	JACKET	JH	JACKET	JI	JACKET	JJ	JACKET	JK	JACKET	JL	JACKET	JM	JACKET	JN	JACKET	JO	JACKET	JP	JACKET	JQ	JACKET	JR	JACKET	JS	JACKET	JT	JACKET	JU	JACKET	JV	JACKET	JW	JACKET	JX	JACKET	JY	JACKET	JZ	JACKET	KA	KITCHEN	KB	KITCHEN	KC	KITCHEN	KD	KITCHEN	KE	KITCHEN	KF	KITCHEN	KG	KITCHEN	KH	KITCHEN	KI	KITCHEN	KJ	KITCHEN	KK	KITCHEN	KL	KITCHEN	KM	KITCHEN	KN	KITCHEN	KO	KITCHEN	KP	KITCHEN	KQ	KITCHEN	KR	KITCHEN	KS	KITCHEN	KT	KITCHEN	KU	KITCHEN	KV	KITCHEN	KW	KITCHEN	KX	KITCHEN	KY	KITCHEN	KZ	KITCHEN	LA	LAMINATE	LB	LAMINATE	LC	LAMINATE	LD	LAMINATE	LE	LAMINATE	LF	LAMINATE	LG	LAMINATE	LH	LAMINATE	LI	LAMINATE	LJ	LAMINATE	LK	LAMINATE	LL	LAMINATE	LM	LAMINATE	LN	LAMINATE	LO	LAMINATE	LP	LAMINATE	LQ	LAMINATE	LR	LAMINATE	LS	LAMINATE	LT	LAMINATE	LU	LAMINATE	LV	LAMINATE	LW	LAMINATE	LX	LAMINATE	LY	LAMINATE	LZ	LAMINATE	MA	MATERIAL	MB	MATERIAL	MC	MATERIAL	MD	MATERIAL	ME	MATERIAL	MF	MATERIAL	MG	MATERIAL	MH	MATERIAL	MI	MATERIAL	MJ	MATERIAL	MK	MATERIAL	ML	MATERIAL	MM	MATERIAL	MN	MATERIAL	MO	MATERIAL	MP	MATERIAL	MQ	MATERIAL	MR	MATERIAL	MS	MATERIAL	MT	MATERIAL	MU	MATERIAL	MV	MATERIAL	MW	MATERIAL	MX	MATERIAL	MY	MATERIAL	MZ	MATERIAL	NA	NATURAL	NB	NATURAL	NC	NATURAL	ND	NATURAL	NE	NATURAL	NF	NATURAL	NG	NATURAL	NH	NATURAL	NI	NATURAL	NJ	NATURAL	NK	NATURAL	NL	NATURAL	NM	NATURAL	NO	NATURAL	NP	NATURAL	NQ	NATURAL	NR	NATURAL	NS	NATURAL	NT	NATURAL	NU	NATURAL	NV	NATURAL	NW	NATURAL	NX	NATURAL	NY	NATURAL	NZ	NATURAL	OA	OPEN	OB	OPEN	OC	OPEN	OD	OPEN	OE	OPEN	OF	OPEN	OG	OPEN	OH	OPEN	OI	OPEN	OJ	OPEN	OK	OPEN	OL	OPEN	OM	OPEN	ON	OPEN	OO	OPEN	OP	OPEN	OQ	OPEN	OR	OPEN	OS	OPEN	OT	OPEN	OU	OPEN	OV	OPEN	OW	OPEN	OX	OPEN	OY	OPEN	OZ	OPEN	PA	PAPER	PB	PAPER	PC	PAPER	PD	PAPER	PE	PAPER	PF	PAPER	PG	PAPER	PH	PAPER	PI	PAPER	PJ	PAPER	PK	PAPER	PL	PAPER	PM	PAPER	PN	PAPER	PO	PAPER	PP	PAPER	PQ	PAPER	PR	PAPER	PS	PAPER	PT	PAPER	PV	PAPER	PW	PAPER	PX	PAPER	PY	PAPER	PZ	PAPER	QA	QUALITY	QB	QUALITY	QC	QUALITY	QD	QUALITY	QE	QUALITY	QF	QUALITY	QG	QUALITY	QH	QUALITY	QI	QUALITY	QJ	QUALITY	QK	QUALITY	QL	QUALITY	QM	QUALITY	QN	QUALITY	QO	QUALITY	QP	QUALITY	QR	QUALITY	QS	QUALITY	QT	QUALITY	QU	QUALITY	QV	QUALITY	QW	QUALITY	QX	QUALITY	QY	QUALITY	QZ	QUALITY	RA	RADIATION	RB	RADIATION	RC	RADIATION	RD	RADIATION	RE	RADIATION	RF	RADIATION	RG	RADIATION	RH	RADIATION	RI	RADIATION	RJ	RADIATION	RK	RADIATION	RL	RADIATION	RM	RADIATION	RN	RADIATION	RO	RADIATION	RP	RADIATION	RQ	RADIATION	RR	RADIATION	RS	RADIATION	RT	RADIATION	RU	RADIATION	RV	RADIATION	RW	RADIATION	RX	RADIATION	RY	RADIATION	RZ	RADIATION	SA	SAMPLE	SB	SAMPLE	SC	SAMPLE	SD	SAMPLE	SE	SAMPLE	SF	SAMPLE	SG	SAMPLE	SH	SAMPLE	SI	SAMPLE	SJ	SAMPLE	SK	SAMPLE	SL	SAMPLE	SM	SAMPLE	SN	SAMPLE	SO	SAMPLE	SP	SAMPLE	SQ	SAMPLE	SR	SAMPLE	SS	SAMPLE	ST	SAMPLE	SV	SAMPLE	SW	SAMPLE	SX	SAMPLE	SY	SAMPLE	SZ	SAMPLE	TA	TAP	TB	TAP	TC	TAP	TD	TAP	TE	TAP	TF	TAP	TG	TAP	TH	TAP	TI	TAP	TJ	TAP	TK	TAP	TL	TAP	TM	TAP	TN	TAP	TO	TAP	TP	TAP	TQ	TAP	TR	TAP	TS	TAP	TT	TAP	TU	TAP	TV	TAP	TW	TAP	TX	TAP	TY	TAP	TZ	TAP	UA	UNDER	UB	UNDER	UC	UNDER	UD	UNDER	UE	UNDER	UF	UNDER	UG	UNDER	UH	UNDER	UI	UNDER	UJ	UNDER	UK	UNDER	UL	UNDER	UM	UNDER	UN	UNDER	VO	VOLUME	VB	VOLUME	VC	VOLUME	VD	VOLUME	VE	VOLUME	VF	VOLUME	VG	VOLUME	VH	VOLUME	VI	VOLUME	VJ	VOLUME	VK	VOLUME	VL	VOLUME	VM	VOLUME	VN	VOLUME	VO	VOLUME	VP	VOLUME	VQ	VOLUME	VR	VOLUME	VS	VOLUME	VT	VOLUME	VU	VOLUME	VV	VOLUME	VW	VOLUME	VX	VOLUME	VY	VOLUME	VZ	VOLUME	WA	WALL	WB	WALL	WC	WALL	WD	WALL	WE	WALL	WF	WALL	WG	WALL	WH	WALL	WI	WALL	WJ	WALL	WK	WALL	WL	WALL	WM	WALL	WN	WALL	WO	WALL	WP	WALL	WQ	WALL	WR	WALL	WS	WALL	WT	WALL	WU	WALL	WV	WALL	WW	WALL	WX	WALL	WY	WALL	WZ	WALL	XA	X-RAY	XB	X-RAY	XC	X-RAY	XD	X-RAY	XE	X-RAY	XF	X-RAY	XG	X-RAY	XH	X-RAY	XI	X-RAY	XJ	X-RAY	XK	X-RAY	XL	X-RAY	XM	X-RAY	XN	X-RAY	XO	X-RAY	XP	X-RAY	XQ	X-RAY	XR	X-RAY	XS	X-RAY	XT	X-RAY	XU	X-RAY	XV	X-RAY	XW	X-RAY	XY	X-RAY	XZ	X-RAY	YA	YIELD	YB	YIELD	YC	YIELD	YD	YIELD	YE	YIELD	YF	YIELD	YG	YIELD	YH	YIELD	YI	YIELD	YJ	YIELD	YK	YIELD	YL	YIELD	YM	YIELD	YN	YIELD	YO	YIELD	YP	YIELD	YQ	YIELD	YR	YIELD	YS	YIELD	YT	YIELD	YU	YIELD	YV	YIELD	YW	YIELD	YX	YIELD	YY	YIELD	YZ	YIELD	ZA	ZINC	ZB	ZINC	ZC	ZINC	ZD	ZINC	ZE	ZINC	ZF	ZINC	ZG	ZINC	ZH	ZINC	ZI	ZINC	ZJ	ZINC	ZK	ZINC	ZL	ZINC	ZM	ZINC	ZN	ZINC	ZO	ZINC	ZP	ZINC	ZQ	ZINC	ZR	ZINC	ZS	ZINC	ZT	ZINC	ZU	ZINC	ZV	ZINC	ZW	ZINC	ZX	ZINC	ZY	ZINC	ZZ	ZINC
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DRAWING SYMBOLS

BUILDING SECTION SHEET NUMBER SECTION CUT VIEW DIRECTION	PARTITION TYPE PARTITION NUMBER	REVISION TAG REVISION NUMBER DATE	GRID TAG GRID NUMBER ELEVATION	ROOM TAG ROOM NAME ROOM NUMBER
WALL SECTION SHEET NUMBER	WINDOW TYPE WINDOW NUMBER	DATUM TAG NUMBER ELEVATION DERIVATION	MATCH DRAWING NUMBER ELEVATION MATCHLINE	KEY NOTE KEYNOTE NUMBER
DOOR NO. DOOR NUMBER	TAG NOTE DRAWING NUMBER	NORTH ARROW NORTH		

MATERIAL LEGEND

BRICK	WOOD	BATT INSULATION
CONCRETE	STEEL	SPRAY-APPLIED FOAM INSULATION
GLASS	CAST STONE	RIGID INSULATION
GRAVEL	MARBLE	CEMENT BOARD / CEILING TILE
INSULATION	OFFSHORE WALL BOARD	
ASBESTOS		
ALUMINUM		
BRICK		
CONCRETE		
GLASS		
GRAVEL		
INSULATION		
ASBESTOS		
ALUMINUM		
BRICK		
CONCRETE		
GLASS		
GRAVEL		
INSULATION		
ASBESTOS		
ALUMINUM		
BRICK		
CONCRETE		
GLASS		
GRAVEL		
INSULATION		
ASBESTOS		
ALUMINUM		
BRICK		
CONCRETE		
GLASS		
GRAVEL		
INSULATION		
ASBESTOS		
ALUMINUM		
BRICK		
CONCRETE		
GLASS		
GRAVEL		
INSULATION		
ASBESTOS		
ALUMINUM		
BRICK		
CONCRETE		
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GRAVEL		
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ASBESTOS		
ALUMINUM		
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GRAVEL		
INSULATION		
ASBESTOS		
ALUMINUM		
BRICK		
CONCRETE		
GLASS		
GRAVEL		
INSULATION		
ASBESTOS		



DATE	DESCRIPTION
11/11/2011	ISSUED FOR PERMITS
11/11/2011	ISSUED FOR PERMITS
11/11/2011	ISSUED FOR PERMITS

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ELECTRIC CONCRETE CONDUIT AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIP
- 0/0/0 OVERHEAD ELECTRIC
- 0/0/0 UNDERGROUND ELECTRIC
- 0/0/0 GAS LINE
- 0/0/0 UNDERGROUND TELEPHONE
- 0/0/0 UNDERGROUND FIBER OPTIC
- 0/0/0 SANITARY SEWER
- 0/0/0 WATERCONE
- BENCHMARK
- FIRE HYDRANT
- WATER VALVE
- EX. WATER METER PIT
- EX. WATER METER
- PROP. WATER METER
- EX. SPRINKLER VALVE
- EX. AUTO SPRINKLER
- EX. ELECT. PEDESTAL
- EX. ELECT. TRANSFORMER
- EX. ELECT. METER
- PROP. ELECT. METER
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. BOLLARD
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE POLE
- EX. TELEPHONE HYPHOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. TRAFFIC CONTROL BOX
- EX. FI AL RYK
- EX. YARD LIGHT
- EX. GREASE TRAP
- EX. SS MAN-HOLE
- PROP. SS MAN-HOLE
- EX. GAS METER
- PROP. GAS METER
- EX. ELECT. MAN-HOLE
- EX. STORM MAN-HOLE
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED SIGNS MEET ADA REQUIREMENTS. REFER TO [www.ada.gov](#) FOR MORE INFORMATION.

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOP SIGNS AND ADA RAMP AT ALL HANDICAP SPACES.

SITE NOTES

- A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN AND ANY OTHER RELATED APPROPRIATE.
- B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNER DESIGN STANDARDS AND SPECIFICATIONS AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE OAKHURST PERMITS AND AUTHORITY JURISDICTIONAL.
- C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL. REFERENCE POINTS AND CONSTRUCTION STAKING IS INCIDENTAL TO THE PROJECT.
- D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS FOR UTILITY LINES AND DRAINAGE PRIOR TO CONSTRUCTION START.
- E. ALL WORK NOT CLASSIFIED AS A CONTRACT ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE PAID BY THE UNIT PRICE FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
- F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS AND SPECIFICATIONS AS PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY DOOR POSITIONS, PRICED BOLLARDS AND DOWNSPOUT LOCATIONS AND SPECIFICATIONS.
- G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- H. PAVEMENT SETTING SHALL BE FIELD AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- I. LINE IDENTIFICATION SHALL BE IN WHITE SHIP PAINT.
- J. SUBMIT ALL DRAWINGS AND TO THE OFFICE OF MANAGER, LINE IDENTIFICATION AS SHOWN.
- K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED. AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULES OF CONSTRUCTION TO THEIR UTILITIES.
- L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.
- M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

SITE DATA

LOT INFORMATION	
ZONING	XX 0033300000
PROPOSED USE	RETAIL
LOT SIZE (SQ FEET)	11,000.00
BUILDING SIZE	11,000.00 SF
PARKING REQUIREMENTS	
CRITERIA	
TOTAL REQUIRED PARKING	21 P.S.
TOTAL PROVIDED PARKING	21 P.S.
HANDICAP PARKING REQUIREMENTS	PROVIDED 3 P.S.
IMPERVIOUS SURFACE AREA	
TOTAL OVERALL AREA	247,100.15 SF
IMPERVIOUS SURFACE AREA (NO. OF. 50%)	123,550.08 SF
PROPOSED IMPERVIOUS SURFACE AREA (IN ORDER OF 50%)	123,550.08 SF
TOTAL IMPERVIOUS AREA	123,550.08 SF
LANDSCAPED AREA	
TOTAL OVERALL AREA	247,100.15 SF
IMPERVIOUS SURFACE AREA	123,550.08 SF
LANDSCAPED AREA	123,550.08 SF



416 Broadway
Oklahoma City
Oklahoma 73102

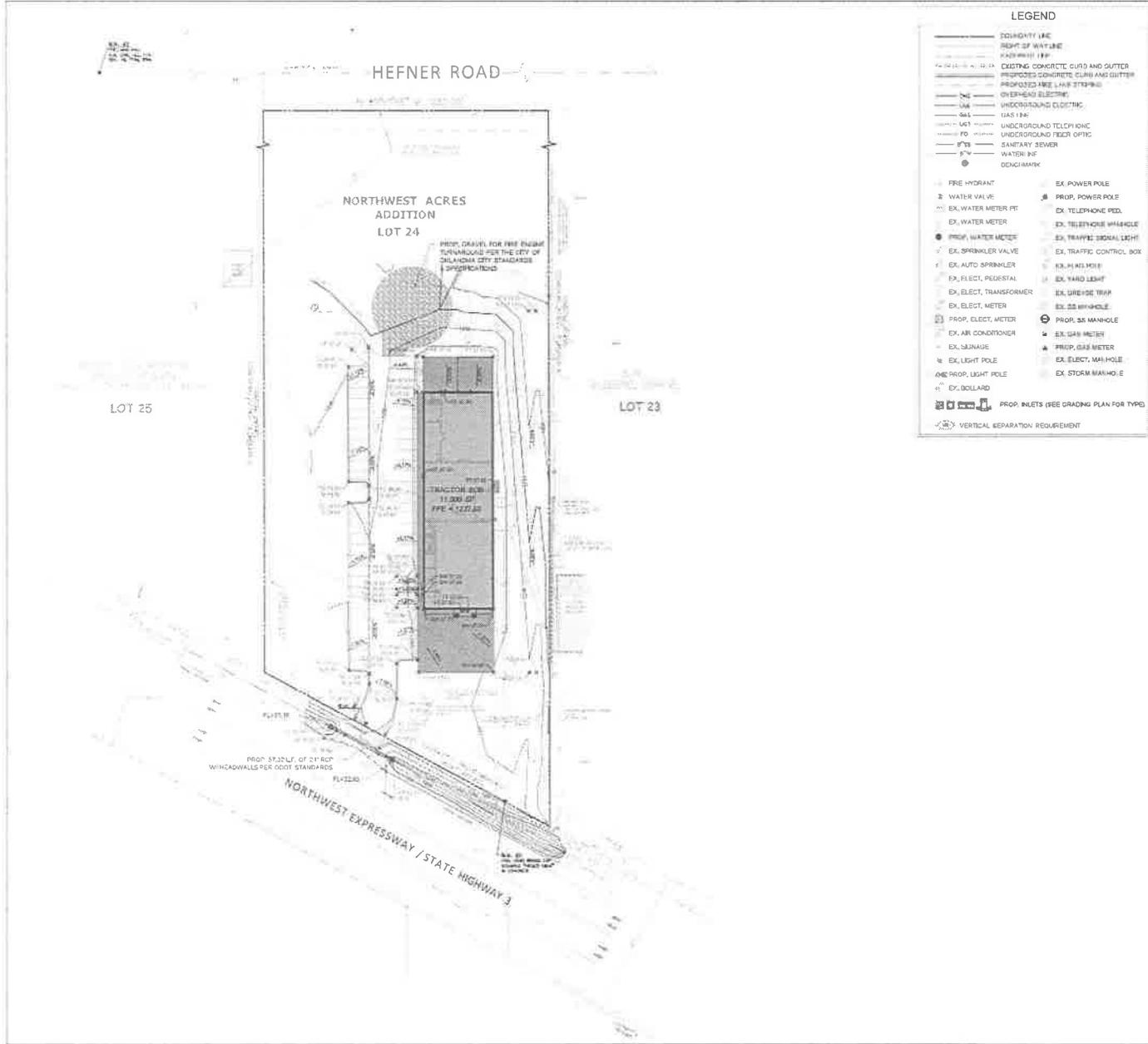
V. J. TAP
F. 405.763.8270
www.taparch.com

TRACTOR BOB
9701 NORTHWEST EXPRESSWAY
OKLAHOMA CITY, OKLAHOMA 73109

DATE	DESCRIPTION
11/11/2011	ISSUED FOR PERMITS
11/11/2011	ISSUED FOR PERMITS

SITE PLAN
C1.00

IF CHANGES ARE MADE TO THIS SITE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF OKLAHOMA CITY AND THE CITY ENGINEER.



HEFNER ROAD

NORTHWEST ACRES
ADDITION
LOT 24

LOT 25

LOT 23

NORTHWEST EXPRESSWAY / STATE HIGHWAY 3

LEGEND

—	EDUCATION LINE	—	EX. POWER POLE
—	RIGHT OF WAY LINE	—	PROP. POWER POLE
—	BOUNDARY	—	EX. TELEPHONE PED.
—	EXISTING CONCRETE CURB AND GUTTER	—	EX. TELEPHONE W/ HANDLE
—	PROPOSED CONCRETE CURB AND GUTTER	—	EX. TRAFFIC SIGNAL LIGHT
—	PROPOSED W/ E LINE STOPPING ON EXISTING ELECTRIC	—	EX. TRAFFIC CONTROL BOX
—	2"Ø	—	EX. H/425 METER
—	4"Ø	—	EX. YARD LIGHT
—	UNDERGROUND ELECTRIC	—	EX. URETHANE TRAP
—	GAS LINE	—	EX. SS W/ HANDLE
—	4"Ø	—	PROP. SS MANHOLE
—	UNDERGROUND TELEPHONE	—	EX. GAS METER
—	UNDERGROUND FIBER OPTIC	—	PROP. GAS METER
—	8"Ø	—	EX. ELECT. MANHOLE
—	SANITARY SEWER	—	EX. STORM MANHOLE
—	4"Ø	—	
—	WATER IN	—	
—	DEMARKER	—	
○	PRE HYDRANT	—	
○	WATER VALVE	—	
○	EX. WATER METER PIT	—	
○	EX. WATER METER	—	
○	PROP. WATER METER	—	
○	EX. SPRINKLER VALVE	—	
○	EX. AUTO SPRINKLER	—	
○	EX. ELECT. PEDestal	—	
○	EX. ELECT. TRANSFORMER	—	
○	EX. ELECT. METER	—	
○	PROP. ELECT. METER	—	
○	EX. AIR CONDITIONER	—	
○	EX. MANHOLE	—	
○	EX. LIGHT POLE	—	
○	PROP. LIGHT POLE	—	
○	EX. DOLLARD	—	
○	PROP. INLETS (SEE GRADING PLAN FOR TYPES)	—	
○	VERTICAL SEPARATION REQUIREMENT	—	

GRADING NOTES

- A. CONTRACTOR SHALL REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT FOR EXISTING ECL, EXISTING CONDIMENATIONS, AND EXISTING CONDITIONS.
- B. CONTINUATION SHALL REFER TO THE GEOTECHNICAL REPORT FOR EXISTING ECL, EXISTING CONDIMENATIONS, AND EXISTING CONDITIONS.
- C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL. REFERENCE POINTS AND CONSTRUCTION STAKING IS INCIDENTAL TO THE PROJECT.
- D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND CONDITIONS PRIOR TO CONSTRUCTION START.
- E. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
- F. GENERAL CONTRACTOR TO PROVIDE A UNIT PRICE FOR REMOVAL AND REPLACEMENT OF SOILS ON THIS SITE SHOULD REMOVAL BE REQUIRED.
- G. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
- H. CONTRACTOR SHALL PROVIDE FINAL GRADES THAT DO NOT OBSTRUCT ANY UTILITY ACCESS AND PROVIDE A SMOOTH TRANSITION TO MEET AND MATCH EXISTING GRADES ON ALL SIDES.
- I. HIGH ROUTES ARE NOT TO EXCEED 3% RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- J. ALL NATURAL GROUND SLOPES SHALL NOT EXCEED 3%. PAVED SLOPES SHALL NOT EXCEED 4%.
- K. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY EARTH UTILITIES ARE DEEPER THAN ANY EXCAVATION AND THAT THE EXCAVATION REQUIREMENTS SET FORTH IN THE PERMITS APPLY TO CONSTRUCTION.
- L. CONTRACTOR IS REQUIRED TO CALL ONE CALL AS WELL AS THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION/CONSTRUCTION ACTIVITIES TAKE PLACE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
- M. THE CONTRACTOR SHALL GRADE SITE TO INSURE ALL SURFACE WATER DRAINAGE IS AWAY FROM THE BUILDING AND PROVIDES POSITIVE DRAINAGE, SO THAT NO STANDING/POUNDING WATER TAKES PLACE ON SITE OR ON ADJACENT PROPERTIES.
- N. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN OF EXTERIOR AND INTERIOR FINISHES AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING PERMITTING AUTHORITY HAVING JURISDICTION.
- O. THE BUILDING SUBGRADE SHALL BE CONSTRUCTED TO INCLUDE A MINIMUM OF 12 FEET BEYOND THE BUILDING LIMITS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- P. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FLOOR SLAB FINISHES.
- Q. THE BUILDING PAD SUBGRADE SHALL BE PREPARED IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY AND THE L&L SPECIFICATIONS.
- R. REFER TO FINAL SUBGRADE SPECIFICATIONS TO ALLOW FOR FINISHES AS SHOWN IN SECTIONS AS INDICATED ON THE PLANS.
- S. IF CONFLICTS EXIST BETWEEN THE GEOTECHNICAL REPORT AND THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

SPOT ELEVATION LEGEND

TC - TOP OF CURB	FF - FINISH FLOOR
G - GUTTER	FG - FINAL GRADE
TP - TOP OF PAVEMENT	TW - TOP OF WALL
HP - HIGH POINT	BU - BOTTOM OF WALL
LP - LOW POINT	WFL - WALKER RISE FROM WALL AT LAKEE NOT FOOTING
SW - SIDEWALK	
○	VERTICAL SEPARATION REQUIREMENT



416 Broadway
Oklahoma City
Oklahoma 73102

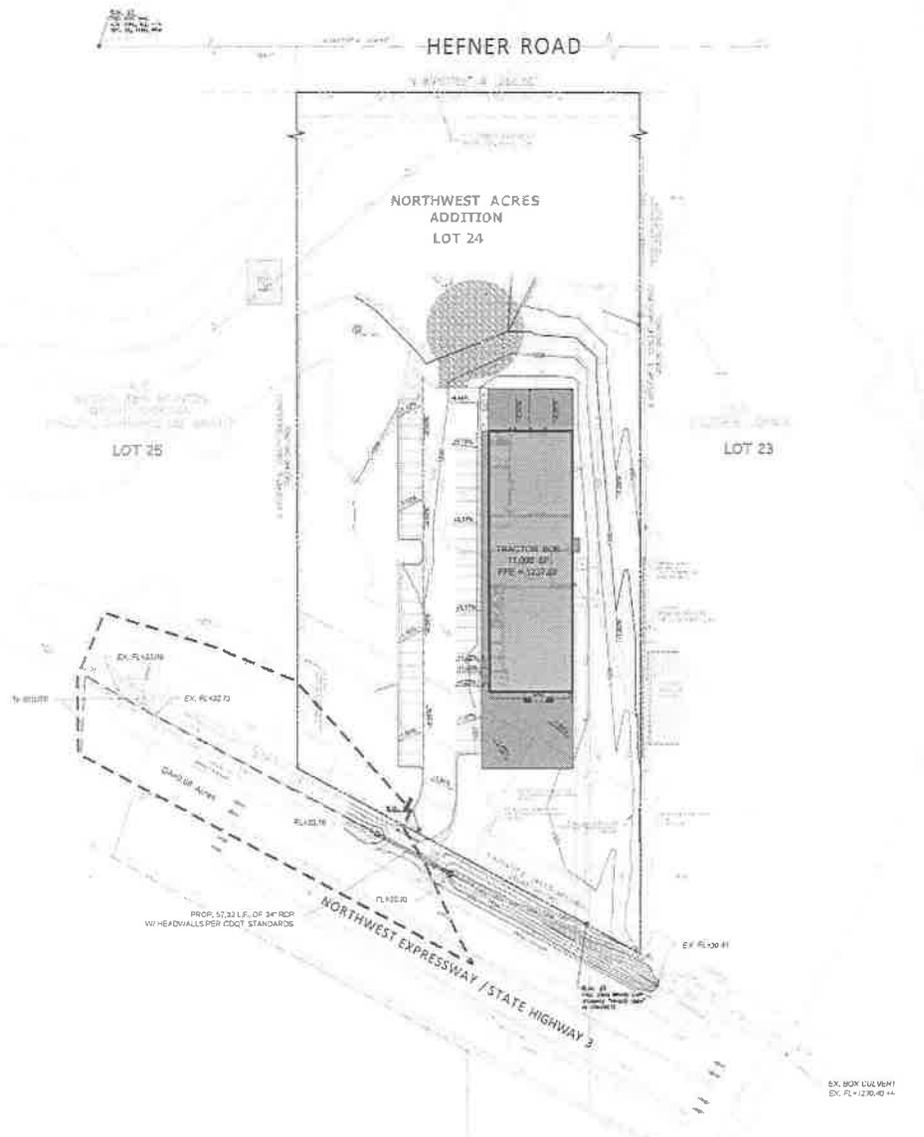
V. 2024/06/07
F. 2024/06/07
www.taparch.com

TRACTOR BOB
9701 NORTHWEST EXPRESSWAY
OKLAHOMA CITY, OKLAHOMA 73099

THIS ISSUE FOR WORK
DATE: 11/13/2024
REVISION PER OKC REVIEW
DATE: 03/13/2025
REVISION PER OKC DRIVE
DATE: 04/16/2025

GRADING
PLAN
C3.00

All drawings are in feet and inches unless otherwise indicated. All dimensions are to the centerline unless otherwise indicated. All dimensions are to the centerline unless otherwise indicated.



GRADING NOTES

- 1. SUBPLASTER IS ALL NOTED TO THE SITE SPECIFIC.
- 2. GEOTECHNICAL REPORT FOR EXISTING SOIL CONDITIONS, CONSIDERATIONS, AND RECOMMENDATIONS.
- 3. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, EXISTING DRAINAGE, EROSION CONTROL, POLLUTION PLAN, AND GEOTECHNICAL REPORT.
- 4. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- 5. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.
- 6. ALL SITE EXCAVATION SHALL BE CONSIDERED UNPLANNED EXCAVATION.
- 7. GENERAL CONTRACTOR TO PROVIDE A UNIT PRICE FOR REMOVAL AND REPLACEMENT OF ROLLS ON THIS SITE SHOULD REMOVAL BE REQUIRED.
- 8. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE. SEE SEE ITEMS WHICH ARE CLASSIFIED AS HIGH PAYMENTS.
- 9. CONTRACTOR SHALL PROVIDE FINAL GRADES THAT DO NOT EXCEED ANY UTILITY ACCESS AND PROVIDE A SMOOTH TRANSITION TO MEET AND MATCH EXISTING GRADES ON ALL SIDES.
- 10. ADA ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS VIEWS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 11. ALL NATURAL GROUND SLOPES SHALL NOT EXCEED 3:1. FINISH SLOPES SHALL NOT EXCEED 5%.
- 12. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY EARTH DISTURBANCE PERMITS HAVE BEEN OBTAINED AND IN ACCORDANCE WITH THE CONDITIONS/REQUIREMENTS SET FORTH IN THE PERMITS PRIOR TO CONSTRUCTION.
- 13. CONTRACTOR IS REQUIRED TO CALL ONE CALL AS WELL AS THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION/CONSTRUCTION ACTIVITIES TAKE PLACE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ALL UTILITIES WHICH ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
- 14. THE CONTRACTOR SHALL GRADE SITE TO ENSURE ALL SURFACE WATER DRAINAGE IS AWAY FROM THE BUILDING AND PROVIDES POSITIVE DRAINAGE SO THAT NO STANDING/STAGNANT WATER TAKES PLACE ON SITE OR ON ADJACENT PROPERTIES.
- 15. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE DRAINAGE DESIGN REQUIREMENTS AND SPECIFICATIONS AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING PERMITTING AUTHORITY HAVING JURISDICTION.
- 16. THE BUILDING SUBGRADE SHALL BE CONSTRUCTED TO INCLUDE A MINIMUM OF 15 FEET BEYOND THE BUILDING LIMITS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- 17. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FLOOR SLAB THICKNESS.
- 18. THE BUILDING PAD SUBGRADE SHALL BE PREPARED IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY AND THE LULU SPECIFICATIONS.
- 19. ESTABLISH FINAL SURROUND ELEVATIONS TO ALLOW FOR PAVEMENT/SLAB SECTIONS AS INDICATED ON THE PLANS.
- 20. IF CONFLICTS EXIST BETWEEN THE GEOTECHNICAL REPORT AND THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

SPOT ELEVATION LEGEND

TC - TOP OF CURB	FF - FINISH FLOOR
G - GUTTER	HL - FINAL GRADE
TP - TOP OF PAVEMENT	TW - TOP OF WALL
HP - HIGH POINT	BLV - BOTTOM OF WALL
LP - LOW POINT	WTR - INVERT WITH 1% WALL AT LAUNCH NOT FOOTING
SW - SIDEWALK	
	VERTICAL SEPARATION REQUIREMENT



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CONTRACT DOCUMENT
LULU, 11/10/16
REVISED PER CDDOT REVIEW
DATE: 11-14-2016
REVISED PER CDDOT REVIEW
DATE: 11-14-2016

DRAINAGE MAP

C3.01

All drawings and utility locations shown on this map are for informational purposes only and are not to be used for any other purpose.

HEFNER ROAD

NORTHWEST ACRES
ADDITION
LOT 24

LOT 25

LOT 23

SILT FENCE (TYP)

TRACTOR BOB
11,000 SF
PPE 4,127.20

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

NORTHWEST EXPRESSWAY / STATE HIGHWAY 3

SITE DATA

TOTAL AREA OF CONSTRUCTION SITE 6.50 AC
TOTAL AREA TO BE DISTURBED 1.92 AC
CURRENT (EXISTING) IMPERVIOUS AREA 0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA 0.84 AC
PRE-DEVELOPED RUNOFF COEFFICIENT 0.50
POST CONSTRUCTION RUNOFF COEFFICIENT 0.58



EROSION CONTROL NOTES

- A. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH A STORM WATER POLLUTION PREVENTION PLAN OR A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF OKLAHOMA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT, PERMIT NUMBER AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DEPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- F. GENERAL CONTRACTOR SHALL DEMOTE ONLY THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
- G. ALL WASHWATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DEPOSED.
- H. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR NEARBY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- I. DIRT ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OIL AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- J. RUBBISH TRASH, CARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- K. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
- L. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE RESEED LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURS IN THESE AREAS.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE RESEED LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURS IN THESE AREAS, ACCORDING TO THE GENERAL PLAN (LANDSCAPE PLAN).
- N. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TRUCK MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASHWATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- O. ALL MATERIALS SPOILED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- P. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL OF SEDIMENT IN THE DRAINAGE POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER/DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- Q. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- R. SLOPES SHALL BE LEFT IN A PROTECTED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- S. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
- T. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- U. A 2" STRIP OF 200 # SILLICIL CL PLACED ALONG THE EDGE OF ALL PAVING TO ACT AS A SEDIMENT BUFFER AND AID IN THE ESTABLISHMENT OF VEGETATION.

LEGEND

--- BOUNDARY LINE	--- REPAIR OF WAY LINE
--- EASEMENT LINE	--- EXISTING CONCRETE CURB AND GUTTER
--- EXISTING CONCRETE CURB AND GUTTER	--- PROPOSED CONCRETE CURB AND GUTTER
--- PROPOSED PER LANE STRIPING	--- INTERHEAD BELIEFING
--- UNDERGROUND ELECTRIC	--- GAS LINE
--- UNDERGROUND TELEPHONE	--- UNDERGROUND FIBER OPTIC
--- SANITARY SEWER	--- WATERLINE
--- SEWER MAIN	
EX POWER POLE	EX POWER POLE
EX WATER METER	EX WATER METER
EX WATER METER	EX TELEPHONE POLE
EX SPRINKLER VALVE	EX TRAFFIC CONTROL BOX
EX AUTO SPRINKLER	EX FLAG POLE
EX ELECT. FEEDLINE	EX HAND LIGHT
EX ELECT. TRANSFORMER	EX GREASE TRAP
EX ELECT. METER	EX 30" MANHOLE
PROP. ELECT. METER	PROP. 36" MANHOLE
EX AIR CONDITIONER	EX GAS METER
EX BEAMING	PROP. GAS METER
EX LIGHT POLE	EX ELECT. MANHOLE
PROP. LIGHT POLE	EX STORM MANHOLE
PROP. INLETS (SEE GRADING PLAN FOR TYPE)	
--- LIMITS OF DISTURBANCE	
--- SILT FENCE	
--- TEMPORARY OBSTRUCTION	
--- SPOOLS	
--- INLET PROTECTION	
--- CONCRETE WASHOUT AREA	

SEQUENCE OF CONSTRUCTION

- PHASE 1**
1. A PRE-CONSTRUCTION MEETING SHALL BE HELD BY THE GENERAL CONTRACTOR'S MANAGER AND THE OPERATOR'S ENGINEER PRIOR TO ANY DISTURBING ACTIVITIES.
 2. PREPARE AND FILL ALL NECESSARY PERMITS.
 3. CONTRACTOR TEMPORARY CONSTRUCTION EXITS AT LOCATIONS SHOWN WITHIN THE SWEEPING AND BARRIERS IN SWEEPING BARRIERS AND STRIPING AND BARRIERS IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER PARKING, LAY DOWN PORTABILITY, WASH CONCRETE WASHOUT, MASONRY AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOIL WASTE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGE IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PHASES.
 4. CONDUCT THE SILT FENCE IN THE SITE. THAT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PREPARATION INSPECTION AND CERTIFICATION OF BARRIERS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORMWATER PRE-CONSTRUCTION MEETING WITH SUBCONTRACTORS AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
 5. INSTALL PUBLIC WATER, SEWER AND BOX CULVERT.
 6. VERIFY ALLER RECORDS ON THE SITE.
 7. BEGIN GRADING THE SITE.
 8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 9. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
- PHASE 2**
1. INSTALL UTILITIES UNDER DRAINS, STORM SEWERS, CURBS AND GUTTERS.
 2. INSTALL INLET PROTECTION DEVICES.
 3. INSTALL REPAIR AND INLET OUTLET STRUCTURES.
 4. FINALIZE PAVEMENT SURFHADE PREPARATIONS.
 5. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
 6. PAVEMENT.
 7. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS, THESE AREAS TO BE PAVED LAST.
 8. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
 9. TIME GRASS AND INSTALL PERMANENT SEEDING AND PLANTINGS.
 10. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS DEVICES, ONLY IF SET BY STAKE UP.
 11. REMOVE INLET PROTECTIONS AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.

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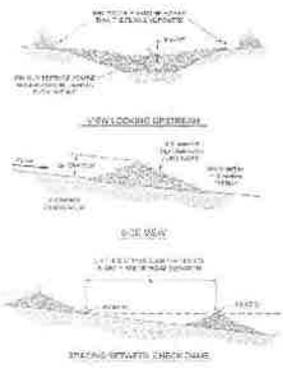
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CALL 402.762.8870
REVISION PER OKC REVIEW
DATE: 01-13-2018

REVISION PER OKC DRUDGE
DATE: 01-15-2018

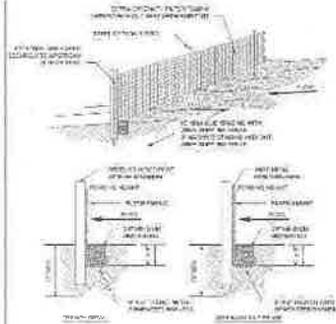
EROSION CONTROL PLAN

C5.00

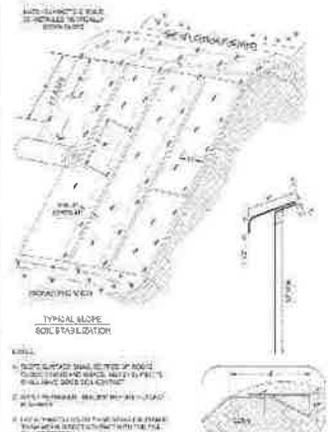
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which may occur in the
execution of the work.



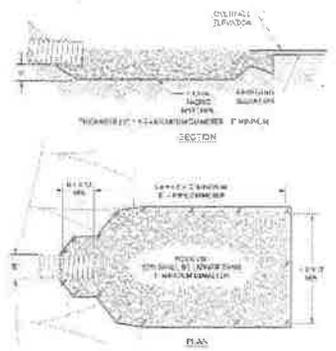
ROCK CHECK DAM
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018



SILT FENCE
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018



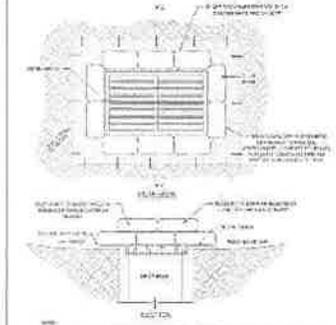
EROSION BLANKET AND TURF REINFORCEMENT MATS - SLOPE INSTALLATION
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018



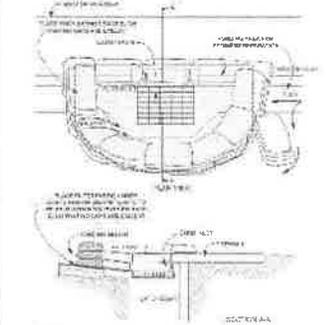
ENERGY DISSIPATER
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018



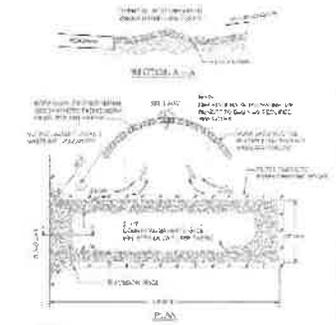
ROCK MAT FILTER MAT DROP INLET SEDIMENT BARRIER
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018



ROCK MAT FILTER MAT DROP INLET SEDIMENT BARRIER
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018



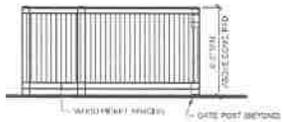
ROCK BAG CIRCLE INLET BARRIER
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018



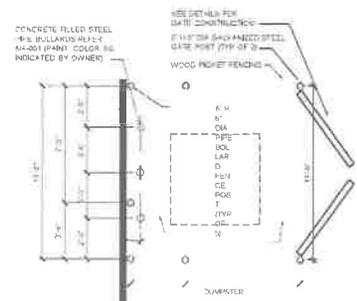
TEMPORARY ROCK CONSTRUCTION ENTRANCE EBT
 CITY OF OKLAHOMA CITY
 PUBLIC WORKS DEPARTMENT
 STORM WATER QUALITY
 MANAGEMENT DIVISION
 DRAWN: JTB
 DATE: 07/10/2018

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED

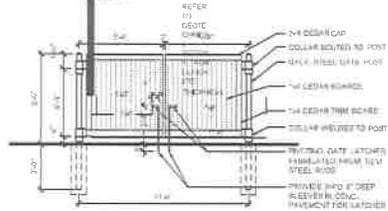




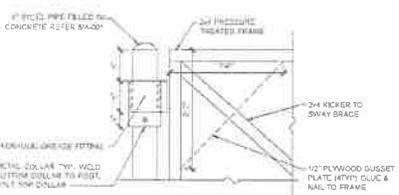
DUMPSTER ENCLOSURE ELEVATION
NOT TO SCALE



DUMPSTER ENCLOSURE PLAN
NOT TO SCALE

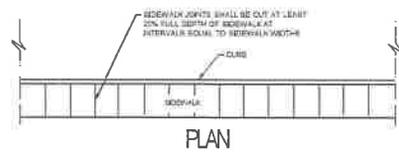


DUMPSTER ENCLOSURE GATE
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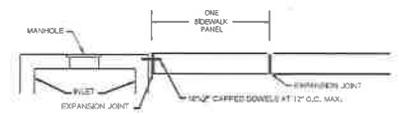


GATE DETAILS
NOT TO SCALE

WOOD DUMPSTER ENCLOSURE DETAIL (SINGLE)
NOT TO SCALE

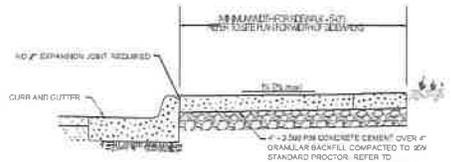


PLAN



SIDEWALK AT INLETS

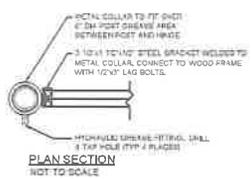
NOTE
 - 10' EXPANSION JOINT SPACING AT 10' OR ADJACENT TO STRUCTURES AND DRIVEWAYS
 - SIDEWALK EXPANSION MATERIAL IS REQUIRED BETWEEN SIDEWALK AND CURB (REQUIRED PRIOR APPROVAL FOR ADJACENT TO LOCATIONS)
 - DOWEL BARS WITH EXPANSION JOINT MATERIAL REQUIRED AT INLETS



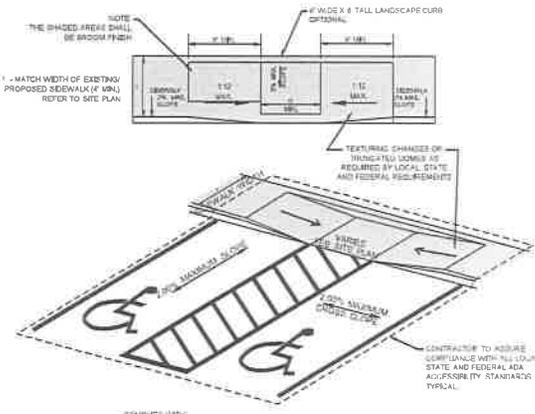
SECTION

EXPANSION JOINTS SHALL BE INSTALLED BETWEEN SYMBIAC INTERPARK-SEWERS RELIEF OR DRIVEWAYS

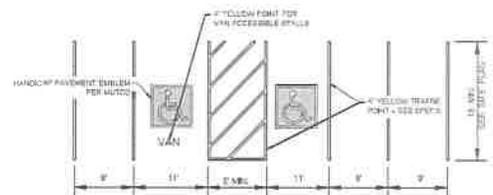
SIDEWALK DETAIL
NOT TO SCALE



PLAN SECTION
NOT TO SCALE



SPECIAL ACCESSIBLE RAMP DETAIL
NOT TO SCALE



STANDARD PARKING LAYOUT DETAIL
NOT TO SCALE

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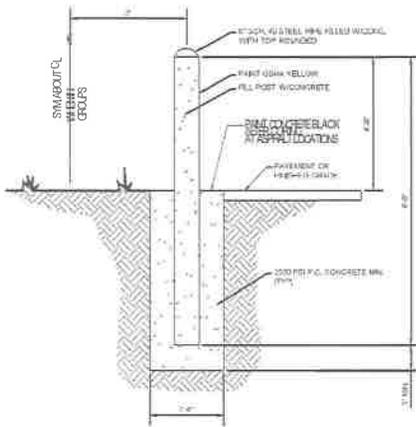
TRACTOR BOB
9101 NORTHWEST EXPRESSWAY
OKLAHOMA CITY, OKLAHOMA 73099

TRUCK BASE COUNTER
LAIL 11/12/18
REVISION PER OVC REVIEW
DATE 01-11-2018
REVISION PER OVC DRIVE
DATE 04-10-2018

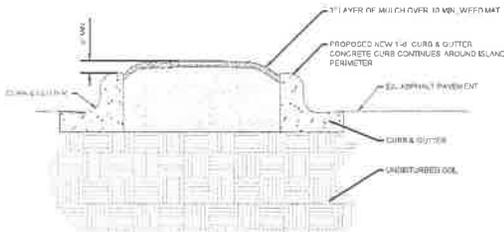
STANDARD
DETAILS

C6.00

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ROLLARD DETAIL
NOT TO SCALE

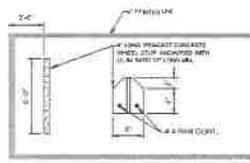


ISLAND DETAIL
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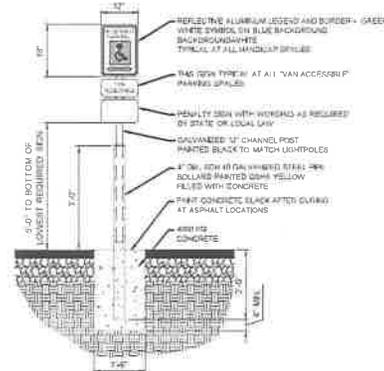


13175 REMOVE WEEDS AND DEBRIS, MAKE ALL SURFACE AREAS SMOOTH PRIOR TO LAYING SOD ON OCCASION. SELECT TO DRAIN AWAY FROM BUILDINGS, AND ERIC TO THE FOLLOWING SUPPLEMENTAL WATERING SCHEDULE (ADJUST AS NEEDED FOR UNSEASONAL RAINFALL CONDITIONS)

APPROXIMATE SUPPLEMENTAL WATER FOR AN AVERAGE TRADITIONAL LAWN INCHES PER WEEK					
APRIL	MAY	JUNE	JULY	AUGUST	OCTOBER
0.25"	0.25"	0.25"	0.25"	0.25"	0.25"
SOD PLANTING DETAIL					
0.25"	0.25"	0.25"	0.25"	0.25"	0.25"



WHEEL STOP DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

ONE AT EACH HANDICAP SPACE, WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE FOOT WITH SIGN MOUNTED BOTH SIDES



TRICKLE CHANNEL IN PARKING LOT DETAIL
NOT TO SCALE

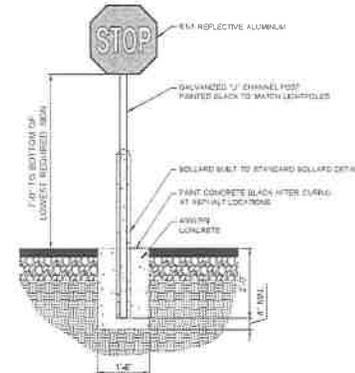
NOTE THIS DETAIL IS ONLY TO BE USED IN A PARKING LOT WHERE SLOPES IN A VALLEY ARE LESS THAN 1:20 AND WHERE ASPHALT HAS BEEN CHOSEN TO BE INSTALLED INSTEAD OF CONCRETE.



NOTE:

- WORDS AND ABBREVS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS DEFINED IN SECTION 3A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

STOP BAR DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE



TRACTOR BOB

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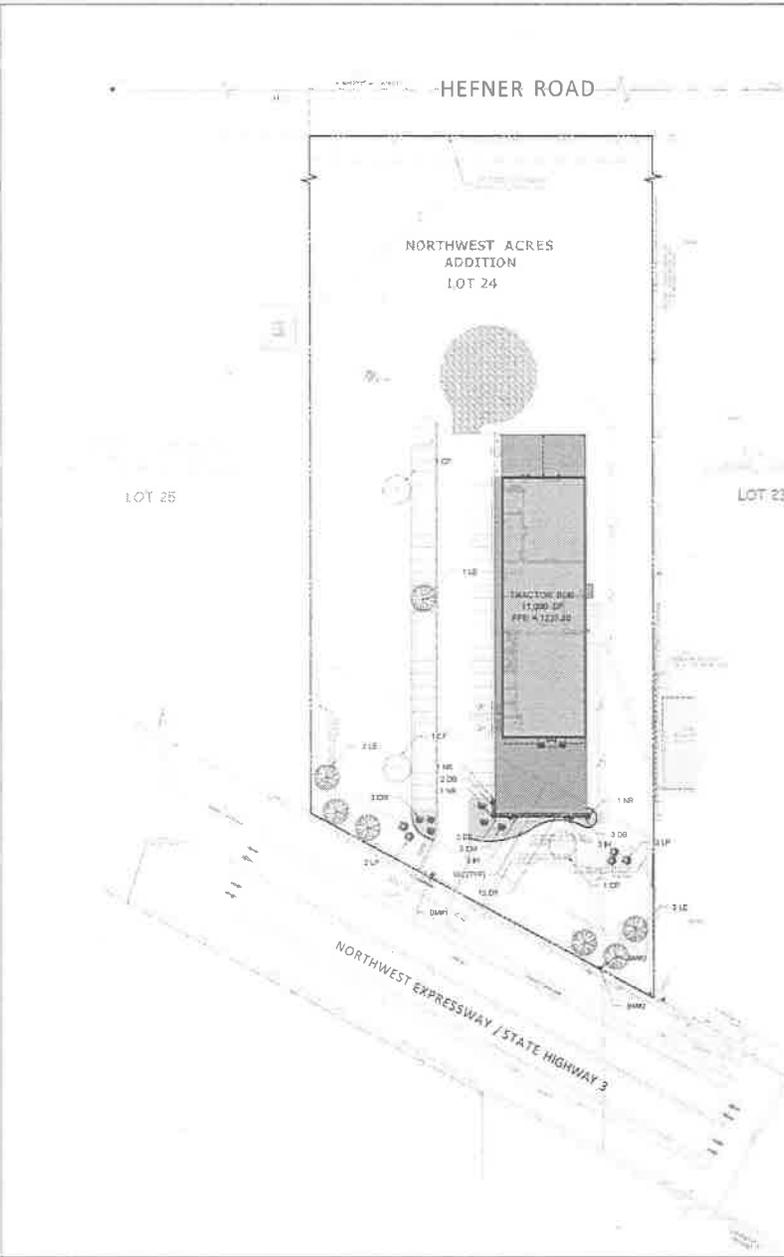
100% ISSUE TO OWNER
DATE 11/20/18
REVISION PER OAC REVIEW
DATE 01/11/2018

REVISION PER OAC PRICE
DATE 06-16-2018

STANDARD
DETAILS

C6.01

All drawings are subject to change without notice. The user assumes all responsibility for any errors and omissions. The user shall be responsible for obtaining all necessary permits and approvals.



NOT TO SCALE
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

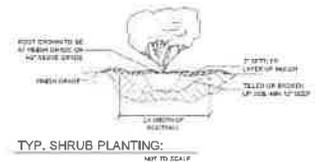


LANDSCAPE REQUIREMENTS

TOTAL LAND AREA:	277,674 S.F.
OPEN SPACE AREA REQUIRED:	11,101,412 S.F. (40%)
OPEN SPACE AREA PROVIDED:	10,148,000 S.F. (37%)
SITE LANDSCAPE POINTS REQUIRED:	63 Pts.
PLANNING POINTS REQUIRED:	122 Pts.
LANDSCAPE POINTS PROVIDED:	464 Pts.

NOTE:
 EXISTING LOT SHALL BE INDICATED.
 REFER TO BREAKERS PLAN.

NOTE:
 CONTRACTOR SHALL SOO ALL DISTURBED AREAS.



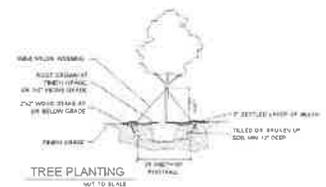
TYP. SHRUB PLANTING:
 NOT TO SCALE

LANDSCAPE NOTES

- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
 - LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - ALL BURNING AREAS PERMITTED BY CONSTRUCTION, EXCEPT THOSE PERMITTED BY BUILDING STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY OWNER. AS NECESSARY, THE AREA SHALL THEN BE FERTILIZED, SEED, MULCH, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE SEEDING SPECS BELOW). ANY AREAS RESTRICTED FROM ANY BY-LAW OR PERMITS TO SHALL, AT THE END OF THE PROJECT, SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - TOPSOIL APPLICATION: PREPARE THE SUBGRADE BY DISK, HARROW, DRAG OR HAND RAKE TO A DEPTH OF 2" TO 3" TO REMOVE WEEDS AND TOPSOIL. REMOVE PLANTING TOPSOIL TO A SURFACE CLEAR OF STONES LARGER THAN 1", DEBRIS AND ROOTS. COMPACT TOPSOIL TO FORM A LAYER WITH MIN. DENSITY OF 91% FAVORABLE AS SHOWN IN SHRUB BEDS. TOPSOIL SHALL BE PLACED SO THAT AFTER FINAL SETTLEMENT THERE WILL BE GOOD DRAINAGE.
 - TOPSOIL SHALL POSSESS THE CHARACTERISTICS OF REPRESENTATIVE TOPSOILS IN THE VICINITY WHICH PRODUCES A HEAVY GROWTH, FREE OF SUBSOIL, COLLECTIBLE WEEDS, LITTER, SOGGY, STIFF, CLAY, STONES LARGER THAN 1" DIA. STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER MATERIALS WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. SOIL SHALL CONTAIN NOT LESS THAN 80% NON-MINERAL, FINER OR ORGANIC MATERIAL AS DETERMINED BY THE WET COMBUSTION METHOD. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 WITHIN THREE FEET.
 - ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS. (SEE DETAIL SHEETS).
 - NO PLANT MATERIAL SHALL BE PLANTED IN FRESH GROUNDS.
 - ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERS BY 4" INTERLOCKING ALUMINUM EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.
 - ALL PLANTED AREAS SHALL RECEIVE A LAYER OF 3" SHRUBBED PINE BARK MULCH OR ENRICHED HARDWOOD MULCH TO BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES OVER A 10 MIL WEEDBLOCK FABRIC BY EASY GARDENING OR EQUAL. (NOTE - TREES OR SHRUBS SHALL BE WITHIN (3") TO (4") OUTSIDE EDGE OF THE SAUCER OR LANDSCAPERS LANE (SEE PLANTING DETAILS)).
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 15-10-10 NPK RELEASE FERTILIZER.
 - WATERED AREAS SHALL HAVE FERTILIZER APPLIED WITH A THOROUGH WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF 30 LBS PER 1,000 SQ. FT. WATERED INTO THE TOP SOIL.
- SOIL SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL ANLA-CERTIFIED NURSERY. SOO IS TO BE STRONGLY ROOTED, WEED-DISEASE AND PEST FREE AND UNIFORM IN THE ROOTS.

PLANT LIST

NO.	QTY.	COMMON NAME	Botanical Name	ROOT	HEIGHT	REMARKS
1	1	...	...	...	...	...
2	1	...	...	...	...	...
3	1	...	...	...	...	...
4	1	...	...	...	...	...
5	1	...	...	...	...	...
6	1	...	...	...	...	...
7	1	...	...	...	...	...
8	1	...	...	...	...	...
9	1	...	...	...	...	...
10	1	...	...	...	...	...
11	1	...	...	...	...	...
12	1	...	...	...	...	...
13	1	...	...	...	...	...
14	1	...	...	...	...	...
15	1	...	...	...	...	...
16	1	...	...	...	...	...
17	1	...	...	...	...	...
18	1	...	...	...	...	...
19	1	...	...	...	...	...
20	1	...	...	...	...	...
21	1	...	...	...	...	...
22	1	...	...	...	...	...
23	1	...	...	...	...	...
24	1	...	...	...	...	...
25	1	...	...	...	...	...
26	1	...	...	...	...	...
27	1	...	...	...	...	...
28	1	...	...	...	...	...
29	1	...	...	...	...	...
30	1	...	...	...	...	...
31	1	...	...	...	...	...
32	1	...	...	...	...	...
33	1	...	...	...	...	...
34	1	...	...	...	...	...
35	1	...	...	...	...	...
36	1	...	...	...	...	...
37	1	...	...	...	...	...
38	1	...	...	...	...	...
39	1
40	1
41	1
42	1
43	1
44	1
45	1
46	1
47	1
48	1
49	1
50	1



TYP. TREE PLANTING:
 NOT TO SCALE

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 Oklahoma City
 Oklahoma 73102

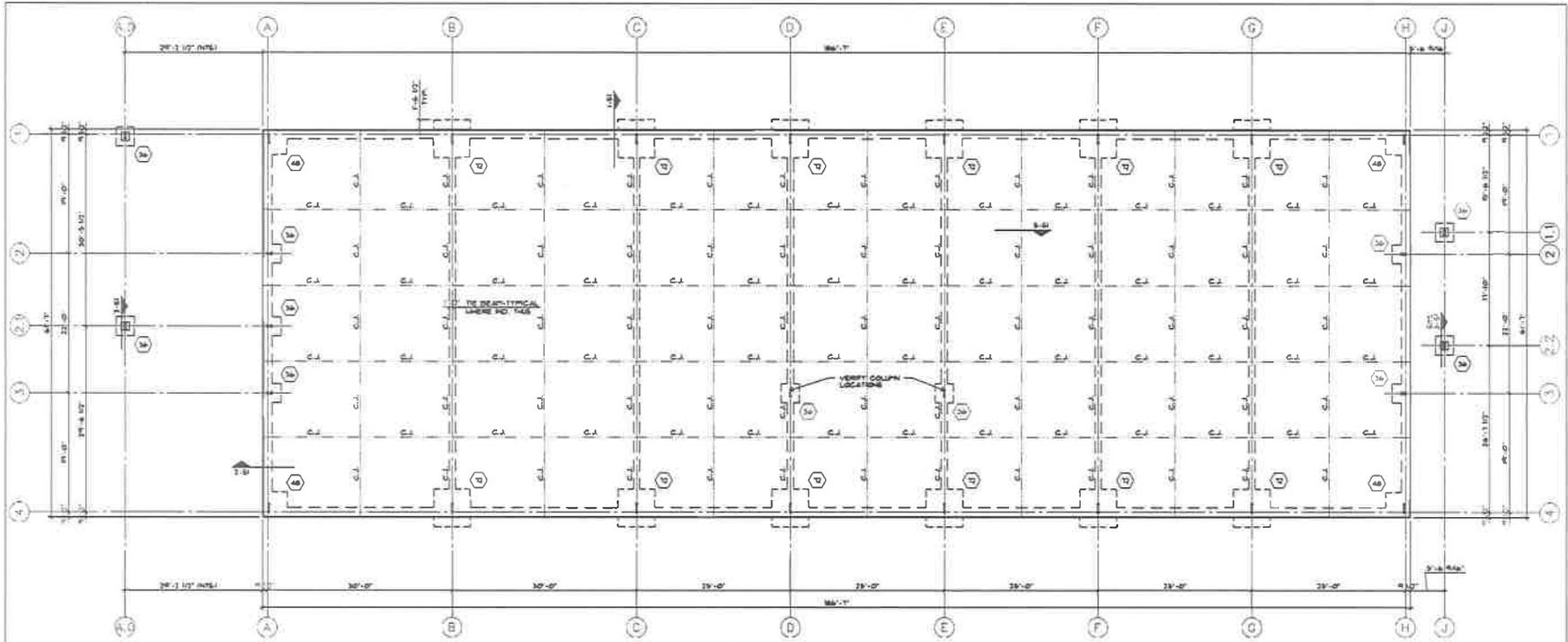
V. 402.222.2747
 F. 405.502.8870
 www.taparch.com

TRACTOR BOB
 9101 NORTHWEST EXPRESSWAY
 OKLAHOMA CITY, OKLAHOMA 73109

DATE: 03-13-18
 DATE ISSUED TO OWNER: 04-18-18
 REVISION PER OKC REVIEW DATE: 07-31-18
 REVISION PER OKC ORC DATE: 08-15-18

LANDSCAPE PLAN
 L1.00

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FOUNDATION PLAN

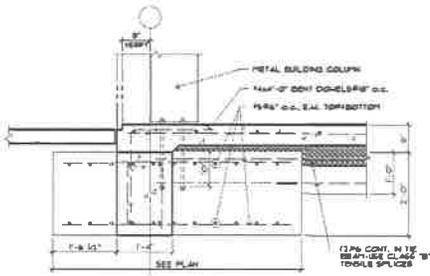
SCALE: 1/4"=1'-0"

TYPICAL SLAB ON GRADE IS 4" CONCRETE REIN. W/ #4 @ 18" O.C. CHAIRS 1/4" VAPOR BARRIER OVER 6" ADOBECLAY BASE OVER PROPERLY COMPACTED SUBGRADE. CONCRETE FOR SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.

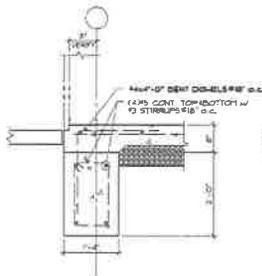
THIS FOUNDATION HAS BEEN PREPARED WITHOUT GEOTECHNICAL INFORMATION AND AN ASSUMED BEARING STRENGTH OF 3000 P.S.I. HAS BEEN ASSUMED. THE OWNER IS RESPONSIBLE FOR VERIFYING ADEQUATE BEARING CAPACITY AND SUITABLE SOIL CONDITIONS.

IN ADDITION, FOOTING LOADS HAVE BEEN ESTIMATED AND THE OWNER SHOULD PROVIDE INFORMATION FROM THE METAL BUILDING SUPPLIER FOR VERIFICATION BY FOUNDATION ENGINEER.

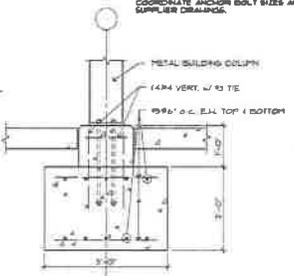
- (1) INDICATES FOOTING WIDTH.
- CONCRETE FOR FOOTING SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
- COORDINATE ANCHOR BOLT SIZES AND LOCATIONS WITH METAL BUILDING SUPPLIER DRAWINGS.



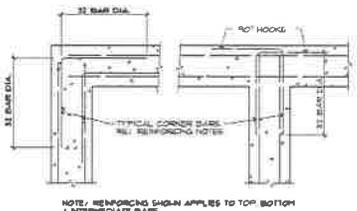
1 FOOTING SECTION
SCALE: 3/4"=1'-0"



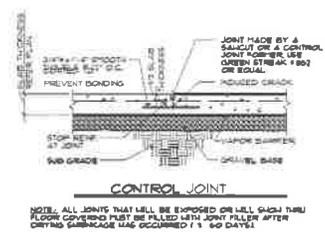
2 FOOTING SECTION
SCALE: 3/4"=1'-0"



3 FOOTING SECTION
SCALE: 3/4"=1'-0"



4 CORNER REINFORCING DETAIL
SCALE: NONE



5 SLAB JOINT DETAIL
SCALE: NONE

NOTE: ALL JOINTS THAT WILL BE EXPOSED OR WILL SHOW THROUGH FLOOR COVERING MUST BE FILLED WITH JOINT FILLER AFTER DRYING GARBAGE HAS OCCURRED 14 DAY.

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SEAL
MARK EUDALEY
REGISTERED PROFESSIONAL ARCHITECT
STATE OF OKLAHOMA
No. 10000
EXPIRES 12/31/2025

PROJECT

TRACTOR BOB
8701 Northwest Expressway
OKLAHOMA CITY, OKLAHOMA 73099

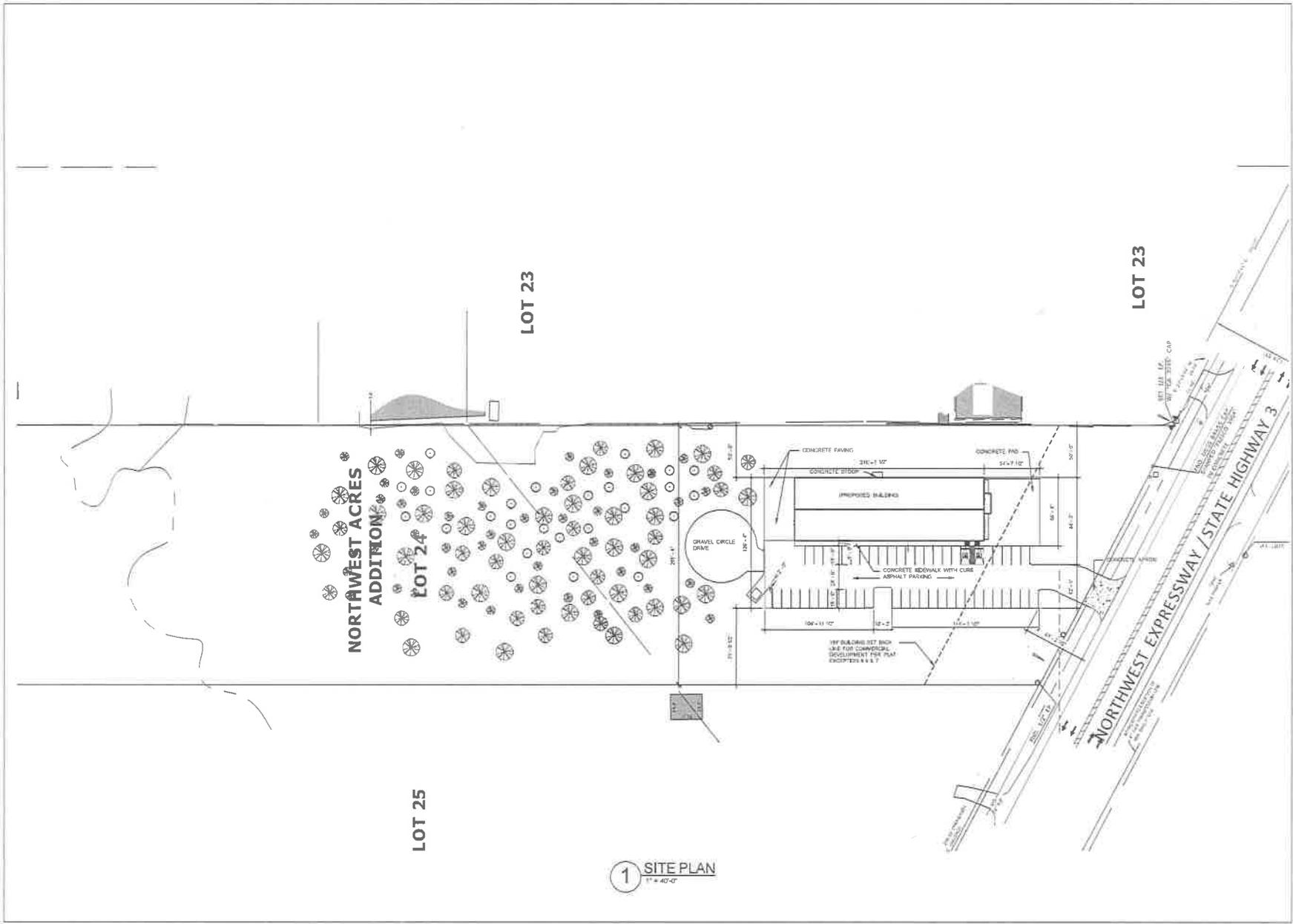
ISSUES
REVISIONS
100% ISSUE TO OWNER
DATE: 01-18-2018

SHEET
TITLE
FOUNDATION PLAN
DETAILS

SHEET
NO. IN BOOK
S1

PROJECT
NUMBER
1720

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1 SITE PLAN
1" = 40'-0"

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ARCHITECT'S SEAL

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ARCHITECTURE
BOARDS
CIVIL
01/19/2016
PROJECT

TRACTOR BOB
9701 Northwest Expressway
73099

Issue / Revisions Date / Description
--

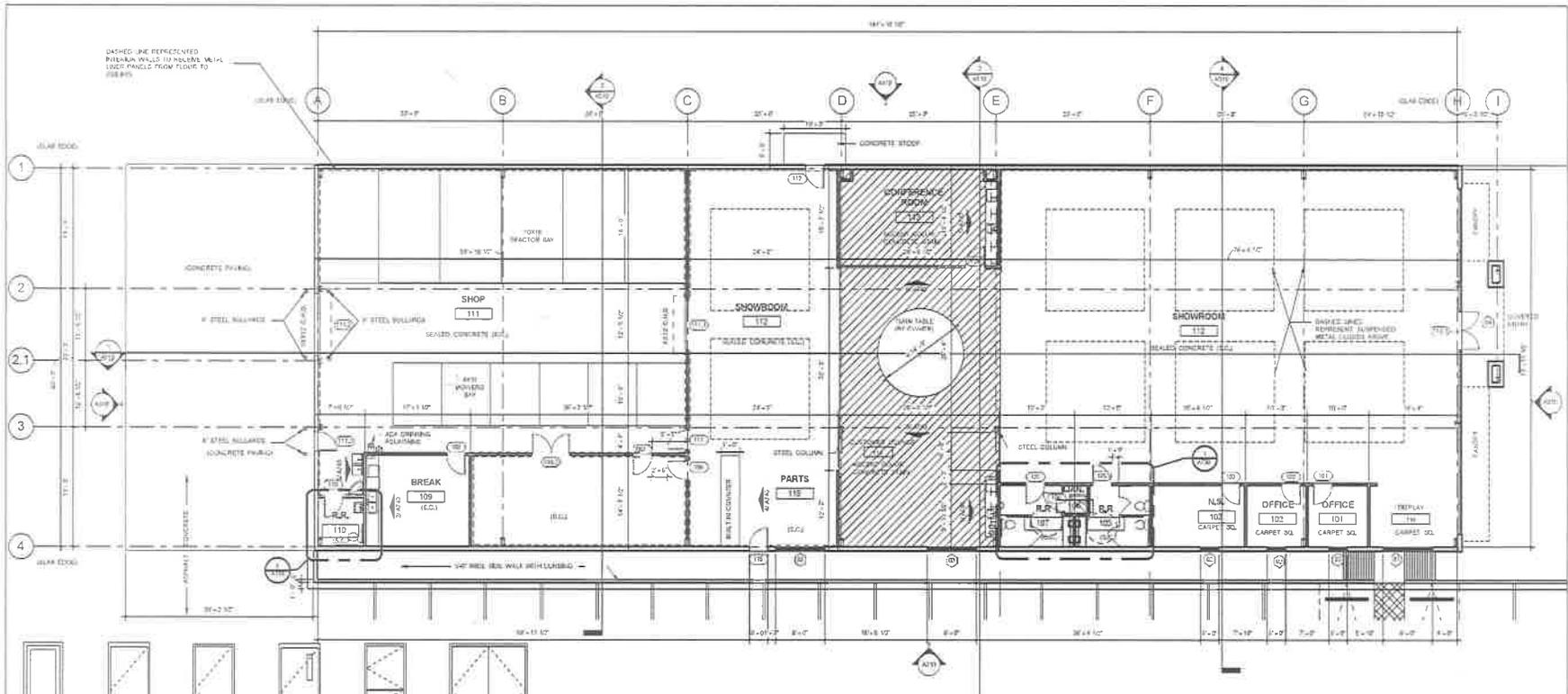
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SHEET
TITLE
SITE PLAN

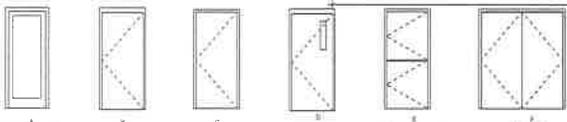
SHEET
NUMBER
A120

PROJECT
NUMBER
1720

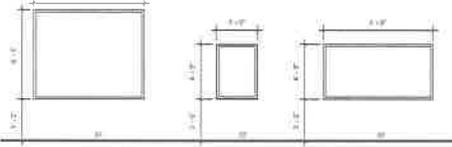
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1 DIMENSION AND REFERENCE FLOOR PLAN
1/8" = 1'-0"



A FULL LITE DOOR W/ALUMINUM FRAME
B WOODEN LEGS TO ALUM. FRAME
C HALF DOOR C/W ALUM. DOOR AND FRAME
D HALF DOOR WITH SDF LFF
E HALF DUTCH DOOR
F HALF DOOR



2 DOOR AND WINDOWS TYPES
1/8" = 1'-0"

DOOR NO.	To Room Name	DOOR SIZE		D	F	HARDWAR E	RATIN G	DETAILS			REMARK S
		WIDT H	HEIGHT					HEAD	JAMB	SLL	
101	OFFICE	3'-0"	7'-0"	A	R						
102	OFFICE	3'-0"	7'-0"	A0	A						
103	N.S.	3'-0"	7'-0"	A	A						
106	R.R.	3'-0"	7'-0"	BT	U						
106	JAN.	3'-0"	7'-0"	B	E						
107	R.R.	3'-0"	7'-0"	B	E						
108	PARTS	3'-0"	7'-0"	C2	GALV.						
108.1	PARTS	3'-0"	7'-0"	E							
106.2	PARTS	6'-0"	7'-0"	FP	Y						
109	BREAK	3'-0"	7'-0"	C	GALV.						
110	R.R.	3'-0"	7'-0"	CE	GALV.						
111	SHOP	3'-0"	7'-0"	D	E						
111.1	SHOP	6'-0"	10'-0"	-	-						
111.2	SHOP	10'-0"	12'-0"	-	-						
111.3	SHOP	3'-0"	7'-0"	C	GALV.						
112	SHOWROOM	3'-0"	7'-0"	C	GALV.						
112.1	SHOWROOM	6'-0"	7'-0"								
113	CONFERENCE ROOM	3'-0"	7'-0"								ALUMINUM STOREFRONT SYSTEM
115	PARTS	3'-0"	7'-0"	C	GALV.						BUTT GLAZING SYSTEM

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 Oklahoma 73102

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ARCHITECT'S SEAL

 PROJECT

TRACTOR BOB
 5701 Northwest Expressway
 73099

Issue / Revision
 Date Description

100% ISSUE TO OWNER 01/18/2016

SHEET TITLE
 DIMENSION AND REFERENCE FLOOR PLAN

SHEET NUMBER
A221

PROJECT NUMBER
 1720

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01/18/2016
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Author /
 Title
 Date / Description

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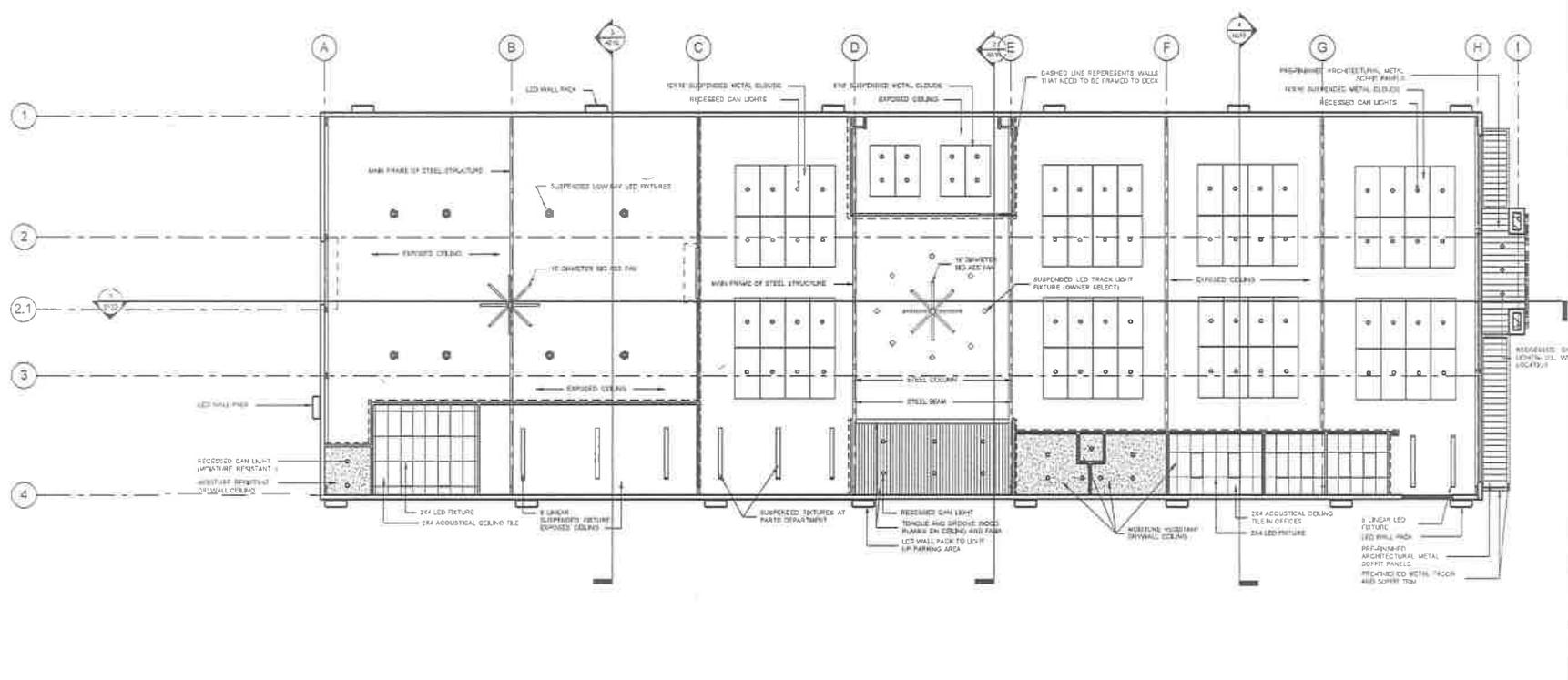
SHEET
 TITLE
 REFLECTED CEILING
 PLAN

SHEET
 NUMBER
A230

PROJECT
 NUMBER

1720

All spaces are either
 finished, unless otherwise
 noted with a
 TAP symbol and may
 not be identical with the
 actual conditions.

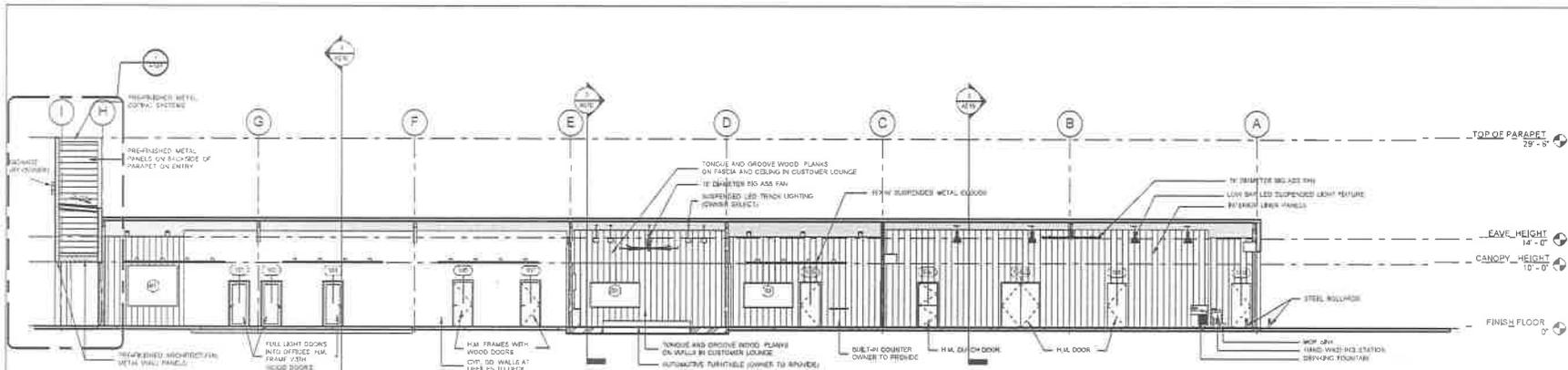


GENERAL NOTES
 1. REFER TO COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS ON ALL EQUIPMENT.
 2. ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNER ON ALL TOUCH REQUIREMENTS.

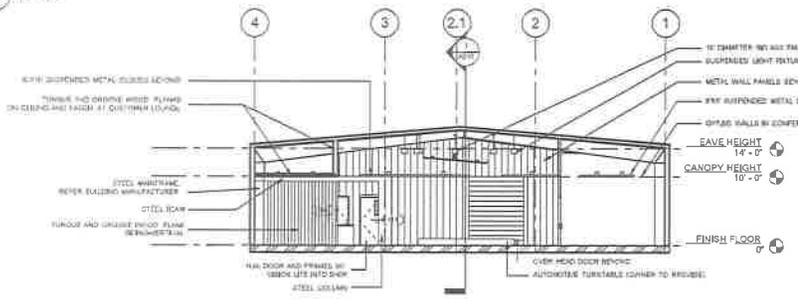
ELECTRICAL LEGEND

	RECESSED LED LIGHT
	LOW BAY SUSPENDED LED FIXTURE
	LINEAR SUSPENDED LED FIXTURE
	LED TRACK LIGHTING FIXTURE
	LED WALL PACK

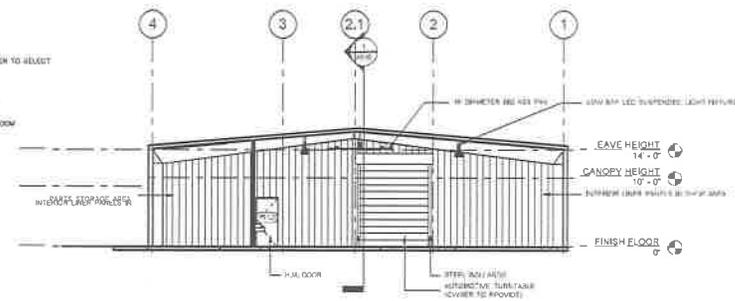
1 REFLECTED CEILING PLAN
 1/8" = 1'-0"



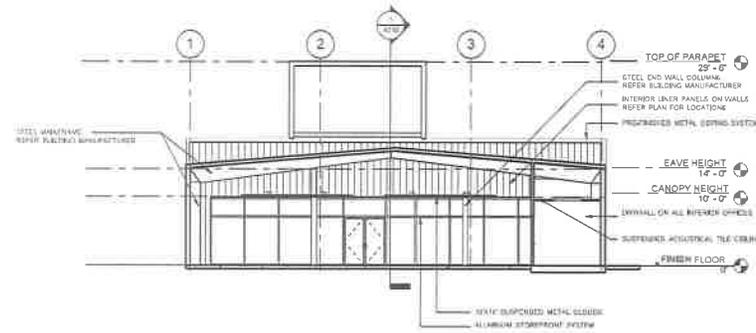
1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
3/8" = 1'-0"



3 BUILDING SECTION 3
1/8" = 1'-0"



4 BUILDING SECTION 4
1/8" = 1'-0"

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ARCHITECTS
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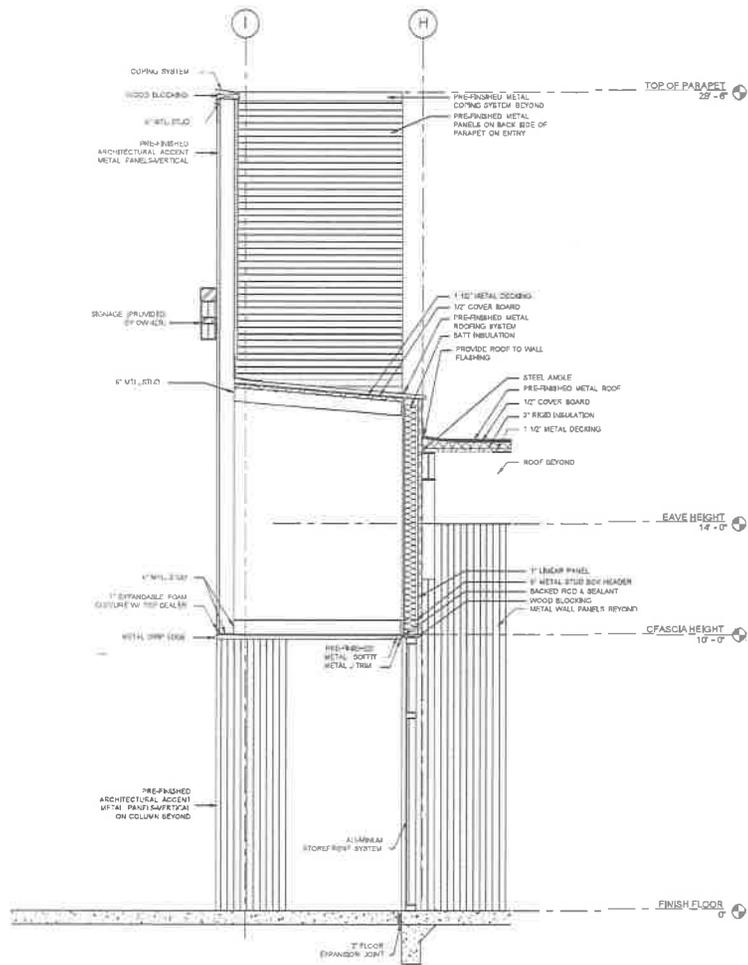
Issue / Revision	Date / Description
100% ISSUE TO OWNER 01/16/2018	

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A510

PROJECT NUMBER
1720

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1 BUILDING SECTION 1 - Callout 1
1/2" = 1'-0"

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PROJECT

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Issue #	Revisions

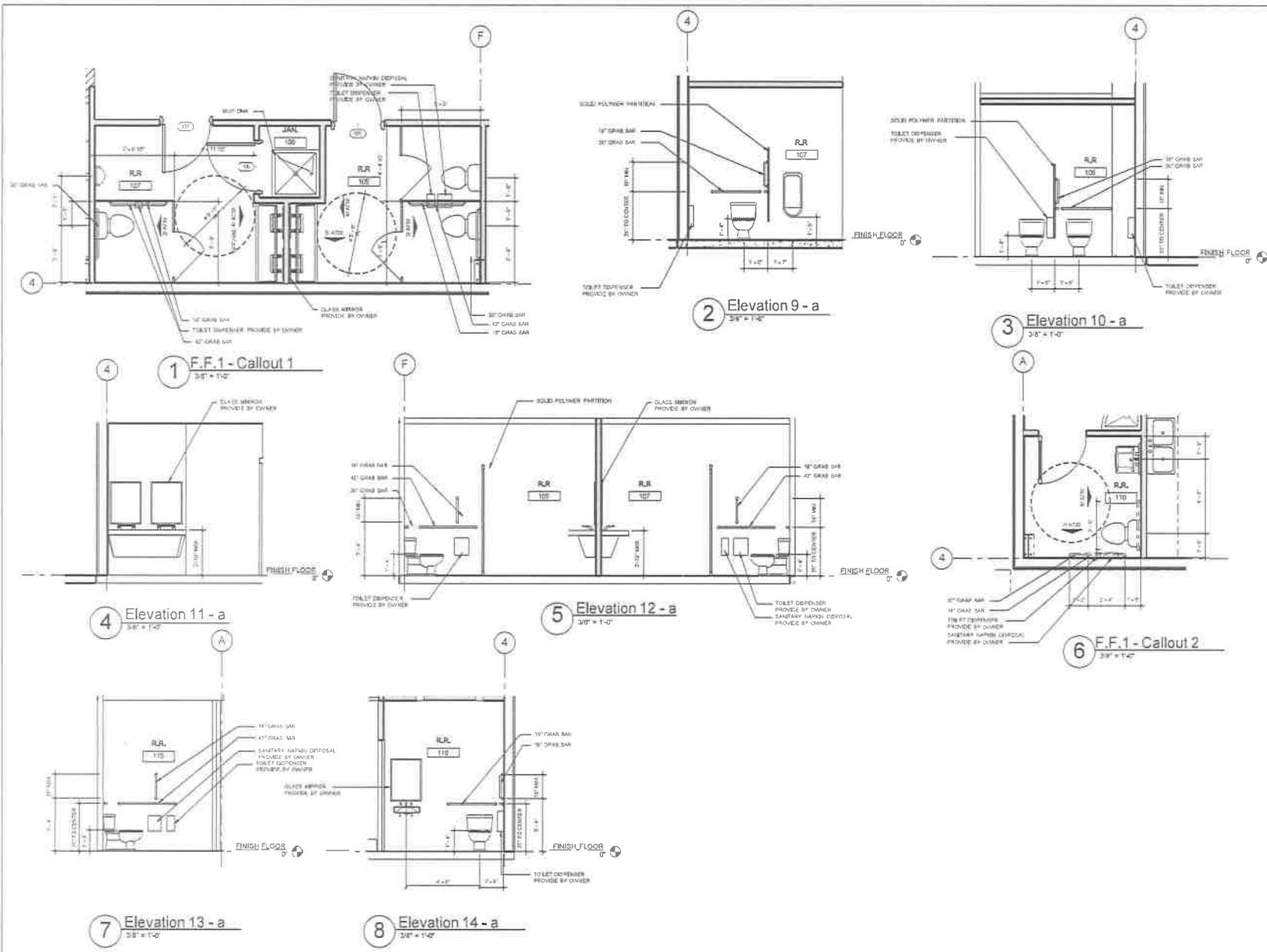
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SHEET
TITLE
WALL SECTIONS

SHEET
NUMBER
A520

PROJECT
NUMBER
1720

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 LICENSE NO. 11118
 3/15/2018
 PROJECT

TRACTOR BOB
 9701 Northwest Expressway
 73095

Issues / Revisions	Date / Description

100% ISSUE TO
 OWNER 01/18/2018

SHEET
 TITLE
 ENLARGED INTERIOR
 PLANS

SHEET
 NUMBER
A730

PROJECT
 NUMBER
 1720

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STATE OF OKLAHOMA
 ARCHITECT
 0118/2018
 PROJECT

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 73099

Issues /	
Revisions	
Date	Description

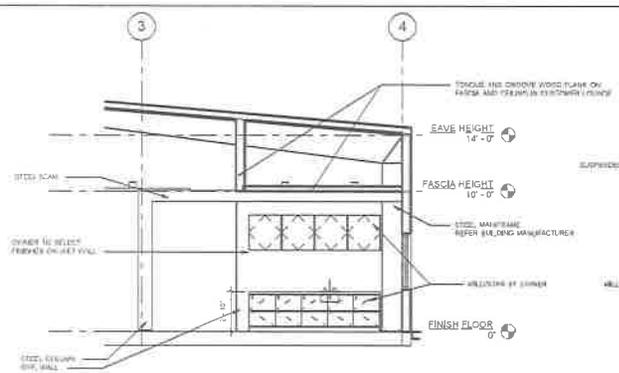
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SHEET
 TITLE
 INTERIOR ELEVATIONS

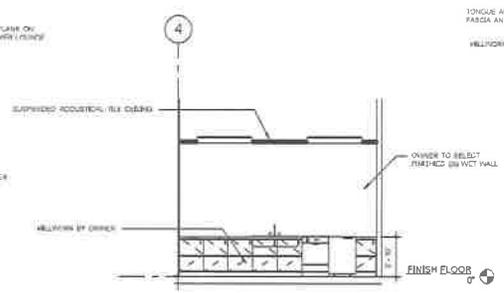
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 NUMBER
A740

PROJECT
 NUMBER
 1720

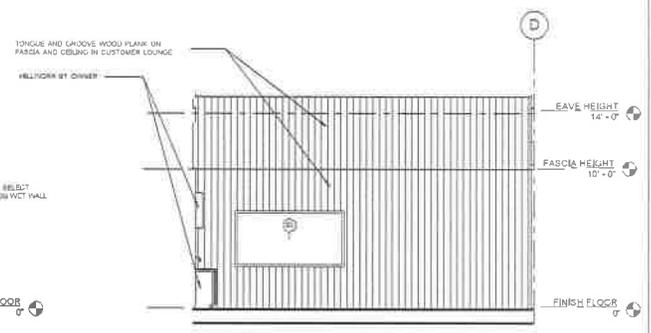
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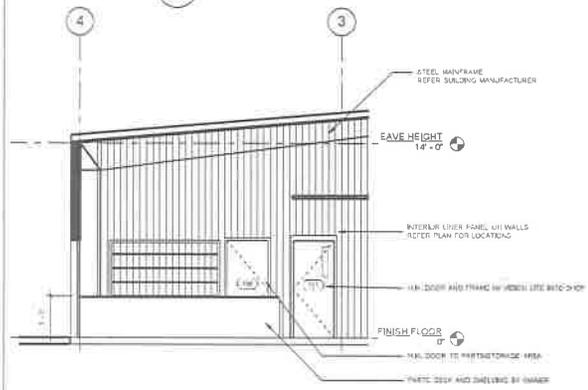
1 Elevation 1 - a / CUSTOMER LOUNGE
 1/4" = 1'-0"



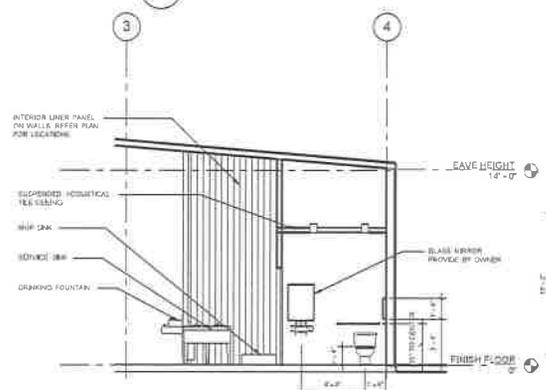
2 Elevation 2 - a / BREAK ROOM
 1/4" = 1'-0"



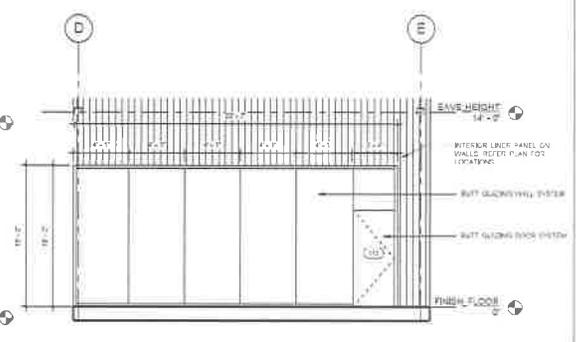
3 Elevation 3 - a / COUNTER LOUNGE
 1/4" = 1'-0"



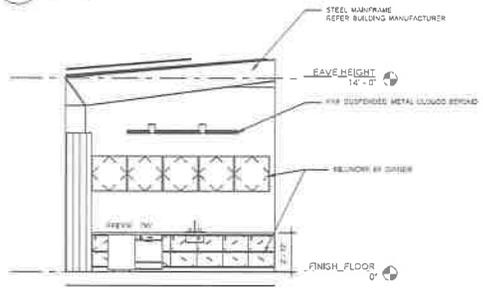
4 Elevation 4 - a / PARTS COUNTER
 1/4" = 1'-0"



5 Elevation 5 - a / RESTROOM
 1/4" = 1'-0"



6 Elevation 6 - a / CONFERENCE ROOM
 1/4" = 1'-0"



7 Elevation 7 - a / CONFERENCE MILLWORK
 1/4" = 1'-0"