



April 24, 2024

Bigtime Billboards
Attn: Sam Stokely
10900 S. 209th E. Ave.
Broken Arrow OK 74014

**** Certified No.: 9214 8902 7801 8900 0985 53 ****
Denial of Application for Sign Registration & Permit
I-44, Tulsa County
Property Owner: Mordhorst Clifford Daniel Trust

Dear Mr. Stokely:

The enclosed application could not be processed. The proposed location is located within 500 feet of a playground, "NACT Head Start". (Title 69, O.S. § 1275 (c) 3.) See diagram attached.

We are returning the application documents you submitted as well as check number 6020.

If you have any questions or feel that these findings are incorrect, please call our office at (405)521-3005.

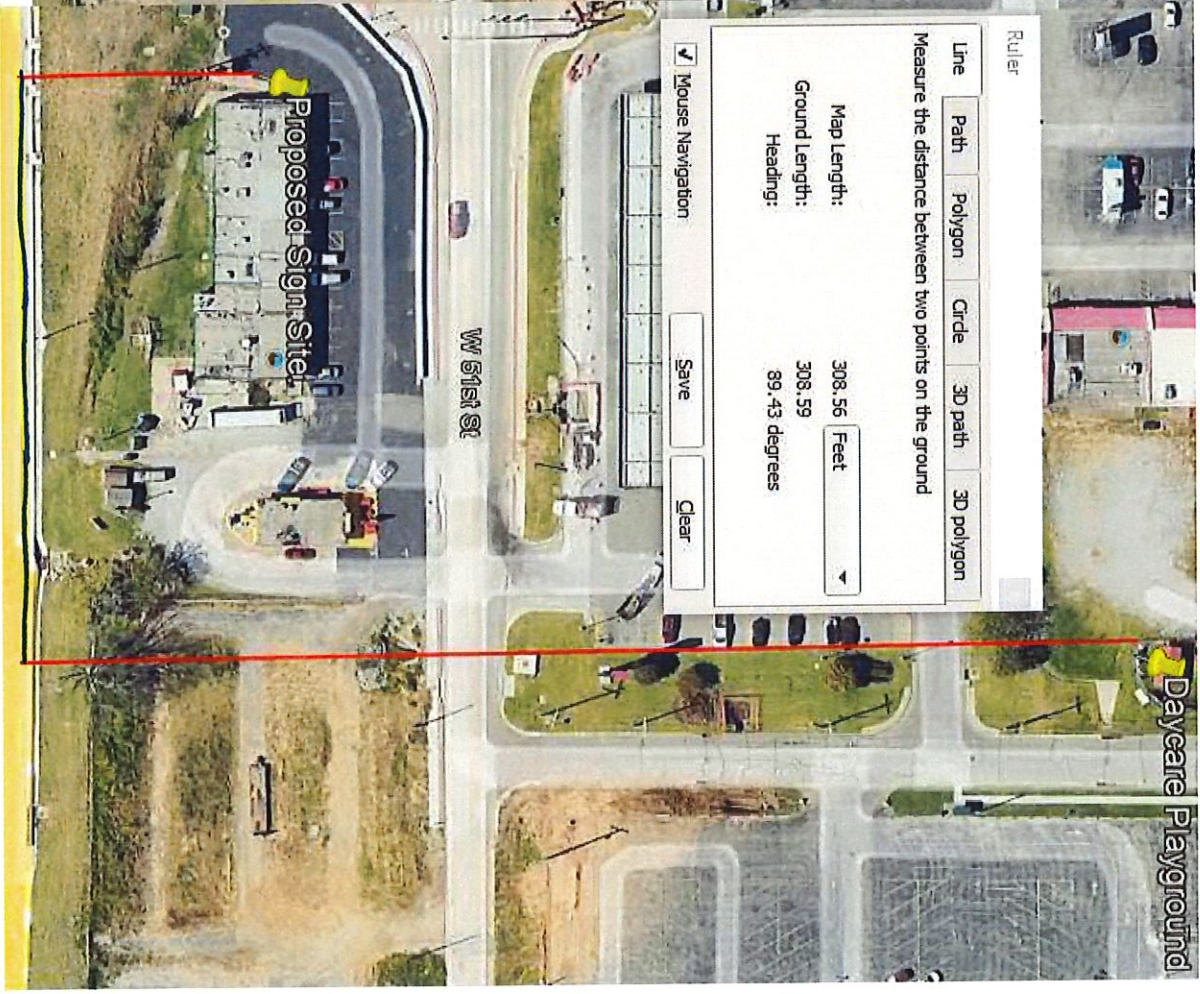
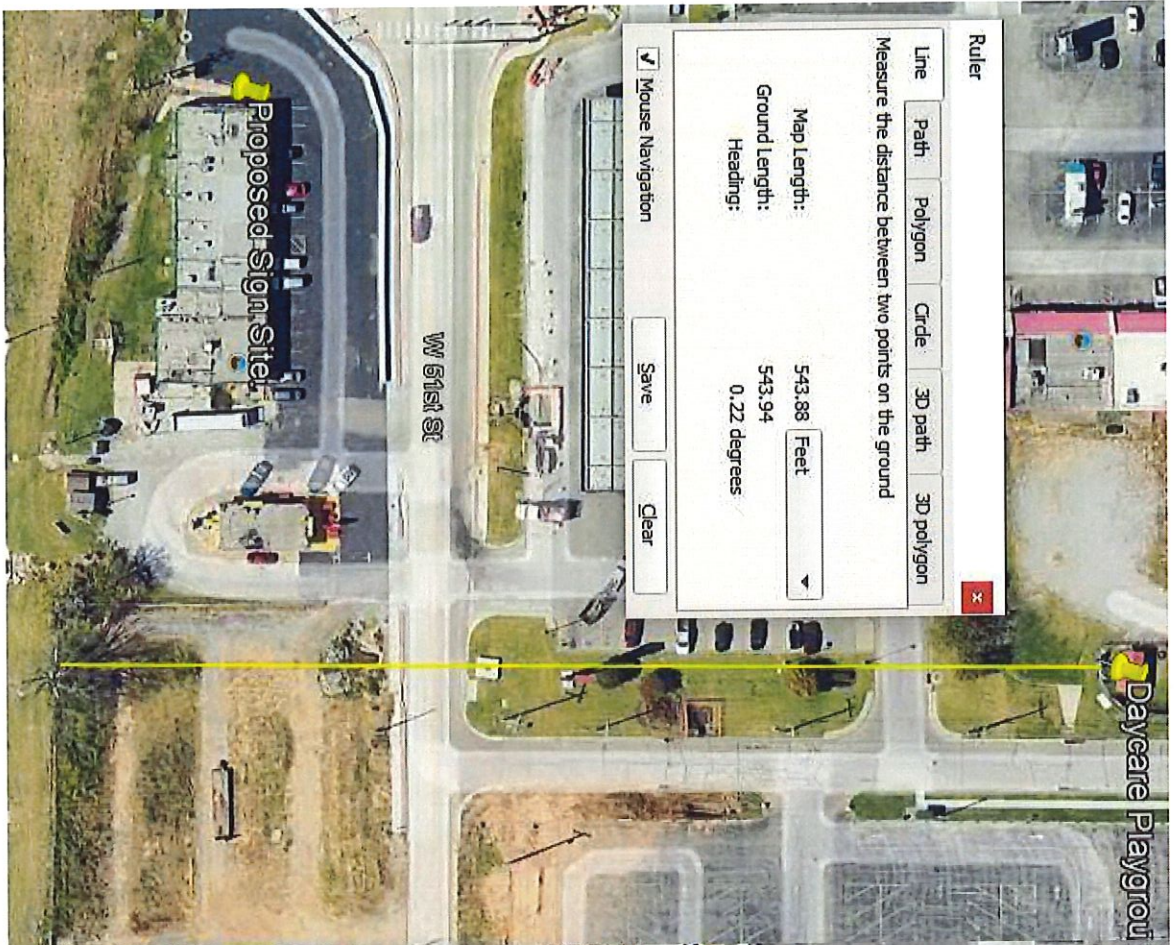
I am sorry that we cannot issue a Permit in the instance, but we look forward to working with you on future endeavors.

Respectfully,

Thomas Davis
Transportation Supervisor
Outdoor Advertising Control

TD/

Enclosures



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

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

OAC APR 23 2024

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Bigtime Billboards 102 Address: 10900 s 209th e ave
 103 City: Broken Arrow 104 State: OK 105 Zip Code: 74014
 106 Telephone No. (918) 402-9016 107 Fax No. () 108 Email Address: sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: I-44 202 Side of Hwy.: N 203 County Name: Tulsa 204 City Name: Tulsa
 205 Nearest Intersecting Hwy.: US-75 206 Direction from Intersection: W 207 Distance from Intersection: .27 208 Distance from Right-of-Way: 10
 GPS Coordinates: Latitude: 36.089556 Longitude: -96.011388

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

301 Land Owner's Name: Mordhorst Clifford Daniel 302 Address: Po Box 4335
 303 City: Tulsa 304 State: OK 305 Zip Code: 74159
 306 Telephone No. (918) 812-9215 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

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

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

ZONED AREA ONLY 501 - Is proposed location zoned? YES NO (If answer is no, then go directly to Item 505.)
 502 - What is the zoning designation? C S (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? City of Tulsa
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)

UNZONED AREA ONLY 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) YES NO
 506 - What is the name of the business? _____
 507- Please attach a diagram depicting the layout of the business and the proposed sign site.

Part VI - ACKNOWLEDGMENT

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

REMARKS: _____ Inspector Pre-review: _____

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

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

Signature of Applicant or Representative: Sam Stobely
 Printed Signature: Sam Stobely

NOTARY PUBLIC: Rhonda A. Fisher
 Subscribed and sworn to me this 17 day of April, 2024
 My commission expires: _____
 Signature of Notary: Rhonda A. Fisher

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

SIGN LOCATION LEASE AGREEMENT

OAC
APR 23 2024

Date: April 17 2024
Name: Big Time Billboards, L.L.C.
Name: Mordhorst Clifford Daniel trust
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: _____
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: Po Box 4335 Tulsa, ok 74159
Phone: 918 812 9215

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 17 day of April 2024, by and between Mordhorst Clifford Daniel trust a single person, as husband and wife, as Trustee President, Manager ("Lessor") and **BIG TIME BILLBOARDS, L.L.C.**, an Oklahoma limited liability company ("Lessee").

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

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

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

NAME: Mordhorst Clifford Daniel
an individual, husband and wife, as Trustee etc. trust

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

[Signature]
NAME: _____
TITLE: Clifford Mordhorst
PRINT NAME

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

91019\001\New Lease (09.19.11).doc

Exhibit "A"

Legal Description



Assessor

General Information

Account Number	R06325923500180
Situs Address	1630 W 51 ST S TULSA 74107
Owner Name	MORDHORST, CLIFFORD DANIEL TRUST
Owner Mailing Address	PO BOX 4335 TULSA, OK 741590335
Land Area	0.80 acres / 34,894 sq ft
Market Value	\$199,200
Last Year's Taxes	\$2,780.85
Legal Description	Subdivision: CAMERON CLINE ACRES (06325) Legal: PRT LT 5 BEG NWC LT 5 TH S83 SE215 E74.2 N151.17 W278.48 POB LESS BEG NWC LT 5 TH E22 SW31.02 N21.93 POB Section: 35 Township: 19 Range: 12



Exhibit "A"

Tax Information

	2022	2023	2024
Fair Cash Value	\$199,200	\$199,200	\$199,200
Taxable Value	\$199,200	\$199,200	\$199,200
Assessment Ratio			
Gross Assessed	\$21,912	\$21,912	\$21,912
Exemptions	\$0	\$0	\$0
Net Assessed	\$21,912	\$21,912	\$21,912
Tax Rate	T-1A	T-1A	T-1A
Tax Rate Mills	133.320000	126.910000	126.910000
Estimated Taxes	\$2,921	\$2,781	\$2,781
Notice of Value Date (if changed from prev yr)	-	-	-

Values

	2022	2023	2024
Land Value	\$122,100	\$122,100	\$122,100
Improvement Value	\$77,100	\$77,100	\$77,100
Fair Cash (Market) Value	\$199,200	\$199,200	\$199,200

Exemptions

	2022	2023	2024
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2024	Commercial	1965	6,288 SF	1.00	11	0.00	
1.00					Neighborhood Shopping Center		Package Unit
2024	Commercial	1965	913 SF	1.00	9	0.00	
2.00					Restaurant		Complete HVAC

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
3/12/2021	ASPEN LAND & EXPLORATION COMPANY	MORDHORST, CLIFFORD DANIEL TRUST	\$0	Quit Claim Deed	2021033864
2/18/1987			\$0	General Warranty Deed	2000013009 BK-05002PG-01121



After recording return to: Clifford Mordhorst, PO Box 4335, Tulsa, OK 74159

QUIT CLAIM DEED

STATE OF OKLAHOMA §
 COUNTY OF TULSA §

THIS Quitclaim Deed (the "Deed"), is made this 12th day of March, 2021, between Aspen Land and Exploration Company, hereinafter called "Grantor", and The Clifford Daniel Mordhorst Trust dated 9/27/2019, of PO Box 4335, Tulsa, OK 74159, hereinafter called "Grantee(s)".

FOR adequate consideration, Grantors, named above, grants, sells, and conveys unto Grantees, named above, all interest, if any, in the following described real property (the "Property") situated in Tulsa County, Oklahoma, described as follows:

Exhibit "A"

That Portion of Lot Five (5) in CAMERON CLINE ACRES, A Subdivision in Tulsa County, State of Oklahoma, according to the recorded Plat thereof, more particularly described as follows, to wit: Beginning at the Northwest corner of Lot Five (5); thence South 83.0 feet; thence Southeast 215.0 feet; thence East 74.2 feet; thence North 151.17 feet; thence West 278.48 feet to the point of beginning, and physically described as 1630 W. 51st Street, Tulsa, OK 74107.

EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO 68 OKLA STAT. §3201(A) and (B) and §3202(4)

TO HAVE AND TO HOLD the above described Lands with all and singular rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee herein, its heirs, successors, personal representatives, administrators, executors, and assigns forever.

Witness the hands and seals of the said Grantors:

Aspen Land and Exploration Company

[Signature]
 By: Clifford Mordhorst, President

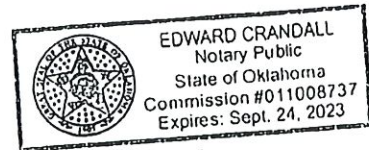
STATE OF OKLAHOMA)
) ss.
 COUNTY OF TULSA)

(ACKNOWLEDGEMENT)

This instrument was acknowledged before me this 12th day of March, 2021, by Clifford Mordhorst, President of Aspen Land and Exploration Company, known to me to be the identical person(s) who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

[Signature]
 Notary Public

Edward Crandall
 Print Name



My Commission Expires: September 24, 2023

Commission Number: 011008737

(SEAL)

OAC APR 23 2021



OAC
APR 2 2021

Microsoft
Bing

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John A. Wright - Tulsa County Assessor
Tulsa County Headquartes, 5th Floor | 218 W. 6th St. | Tulsa, Ok 74119
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
Office Hours: 8:00 - 5:00 Monday-Friday (excluding holidays)



DATE: 4/17/2024

To whom it may concern,

The property described below is zoned CS (commercial shopping).

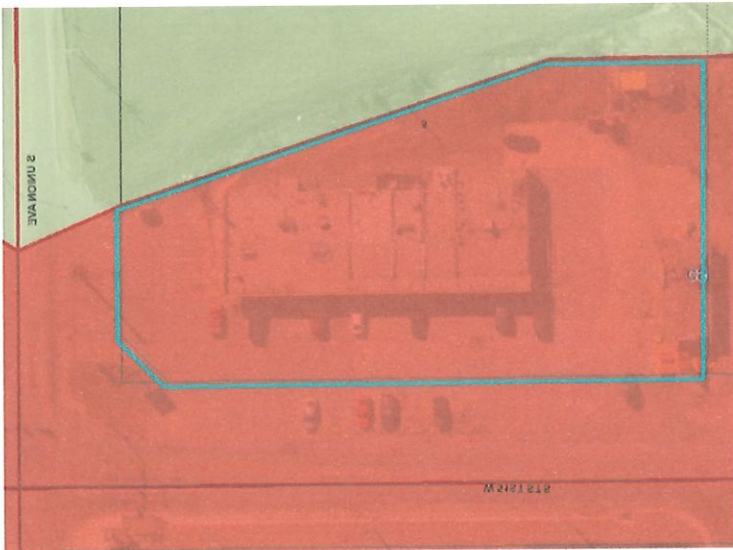
Parcel # 06325923500180

1630 W 51st St S Tulsa, OK 74107

Subdivision: CAMERON CLINE ACRES (06325)

Legal: PRT LT 5 BEG NWC LT 5 TH S83 SE215 E74.2 N151.17 W278.48 POB LESS BEG NWC LT 5 TH E22 SW31.02 N21.93 POB

Section: 35 Township: 19 Range: 12



There is one Board of Adjustment case associated with the property (file is attached) and the property is not inside a Development Plan. Visit <https://tulsaplanning.org/resources/> for more information regarding the City of Tulsa Zoning Code.

Best,

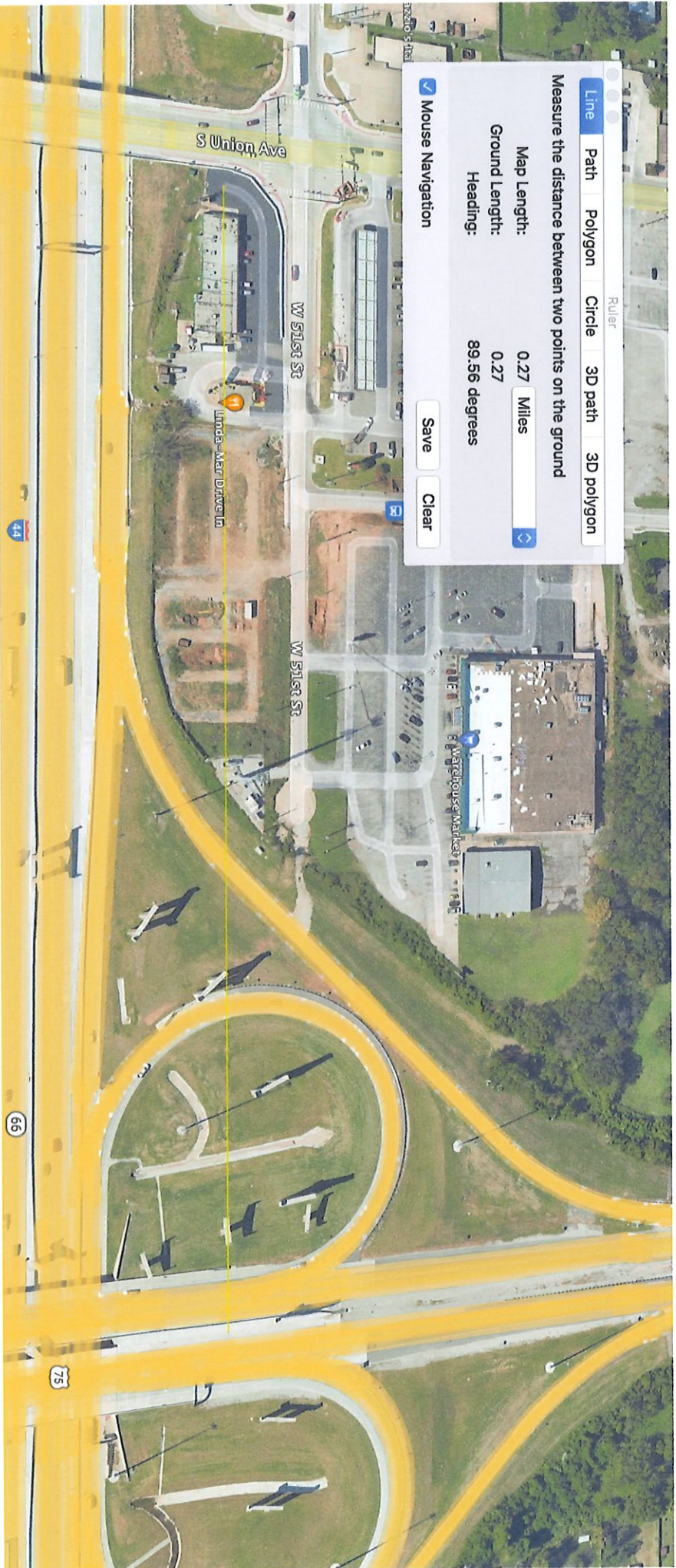
Sean Wallace | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7585
E: swallace@cityoftulsa.org













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