



May 20, 2024

Billboard Joe, LLC
ATTN: Joe Ogden
4205 Richardson Ranch Road
Fort Worth TX 76126

*Reject Application for Sign Registration
US-169, Tulsa County*

Dear Mr. Ogden:

As Derek Vinson discussed with you over the phone, we are unable to process the above referenced application at this time because the proposed sign site does not meet the zoning designation (CS: Commercial Shopping Center District). Currently an industrial/commercial type business is not located within 600 ft. of the proposed sign site or the property. With the zoning designation being changed within the last year, and the surrounding properties being zoned "AG", The Transportation Commission will need to see some type of commercial or industrial development take place before we could consider this location applicable for a Class "A" sign permit.

We are returning the application and other pertinent documentation. Derek mentioned that in lieu of returning your payment, you would like for us to retain the payment for another application you have already mailed to us for submission. Therefore, we will not return your application fee and use it towards your next application.

I am sorry that we could not accept your application in this instance but look forward to working with you on future endeavors. If you have any questions or would like to further discuss, please contact this office at (405)521-3005.

Respectfully,

A handwritten signature in blue ink, appearing to read "Thomas Davis".

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		
DATE	3716 OWNER NO	REG NO
\$100.00 FEE AMOUNT	APPLICATION NO.	SIGN FILE NO

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Billboard Joe, LLC 102 Address: 4205 Richardson Ranch Road
 103 City: Fort Worth 104 State: Texas 105 Zip Code: 76126
 106 Telephone No.: (918) 629-9956 107 Fax No.: () 108 Email Address: joe@billboardjoe.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 169 202 Side of Hwy.: E 203 County Name: Tulsa 204 City Name: just south of Collinsville
 205 Nearest Intersecting Hwy.: 20 206 Direction from Intersection: S 207 Distance from Intersection: ~ 1.2 mil 208 Distance from Right-of-Way: 15 ft
(Can not exceed 25 ft.) (Can not exceed 60 ft.) (No limit by state)
 GPS Coordinates: Latitude: 36.347562 Longitude: -95.820335

Part III - LAND OWNER INFORMATION (No. Assigned: 17750)

301 Land Owner's Name: Champion Investment Group, LLC 302 Address: 10025 E 136th St N
 303 City: Collinsville 304 State: Oklahoma 305 Zip Code: 74021
 306 Telephone No.: (918) 857-6070 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 10 ft. Width of Facing: 24 ft. Overall Height Above Ground: 70 ft.
(Can not exceed 25 ft.) (Can not exceed 60 ft.) (No limit by state)
 402 TYPE OF SIGN: Single Side-by-Side Stacked V-type Back-to-Back Tri-Vision (Rotating Slats)
(Can not exceed 30 ft.)
 403 NO. OF PANELS: 4 404 WILL SIGN BE ILLUMINATED? YES NO If yes, will it be an LED 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? CS (Must be some type of commercial, industrial or business designation)
 503 - Who is the zoning authority? Tulsa County
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)
UNZONED AREA ONLY 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12(a)(2)) YES NO
 506 - What is the name of the business?
 507 - Please attach a diagram depicting the layout of the business and the proposed sign site.

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES 169-72-91 DIV 8

REMARKS:

STATE OF: Texas
 County of: TARRANT
Joseph A. Ogden being of lawful age and first duly sworn upon oath deposes and states the following:

I, on behalf of 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.

Joseph A. Ogden
 Signature of Applicant or Representative

NOTARY PUBLIC:
 Subscribed and sworn to me this 16th day of May, 2024
 My commission expires: 11/16/2026
Marcos A. Solis
 Signature of Notary



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OAC MAY 16 2024

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(NSEW Miles & Tenths Feet)
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<p>ZONED AREA ONLY</p> <p>501 - Is proposed location zoned? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <small>(If answer is no, then go directly to Item 505.)</small></p> <p>502 - What is the zoning designation? <u>CS</u> <small>(Must be some type of commercial, industrial or business designation.)</small></p> <p>503 - Who is the zoning authority? <u>Tulsa County</u></p> <p>504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)</p>	<p>UNZONED AREA ONLY</p> <p>505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>506 - What is the name of the business?</p> <p>507 - Please attach a diagram depicting the layout of the business and the proposed sign site.</p>
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REMARKS:

STATE OF: Texas
 County of: _____
Joseph A. Ogden being of lawful age and first duly sworn upon oath deposes and states the following:

I, on behalf of _____ 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.

NOTARY PUBLIC:
 Subscribed and sworn to me this _____ day of _____, 2024
 My commission expires: _____

Signature of Applicant or Representative

Signature of Notary



General Information

Account Number	R92433243365950
Situs Address	
Owner Name	CHAMPIONS INVESTMENT GROUP LLC
Owner Mailing Address	10025 E 136TH ST N COLLINSVILLE, OK 740215316
Land Area	5.16 acres / 224,919 sq ft
Market Value	\$65,100
Last Year's Taxes	\$815.42
Legal Description	Subdivision: UNPLATTED (92433) Legal: BEG 421.57S NEC W/2 NW NE TH S897.76 W439.35 CRV RT 563.44 NE440.61 POB SEC 33 22 14 5.163ACS Section: 33 Township: 22 Range: 14



R92433243365950 (07/2021)

Tax Information

	2022	2023	2024
Fair Cash Value	\$65,100	\$65,100	\$65,100
Taxable Value	\$65,100	\$65,100	\$65,100
Assessment Ratio			
Gross Assessed	\$7,161	\$7,161	\$7,161
Exemptions	\$0	\$0	\$0
Net Assessed	\$7,161	\$7,161	\$7,161
Tax Rate	CL-6A	CL-6A	CL-6A
Tax Rate Mills	113.770000	113.870000	113.870000
Estimated Taxes	\$815	\$815	\$815
Notice of Value Date (if changed from prev yr)	2/2/2022	2/2/2022	2/2/2022

Values

	2022	2023	2024
Land Value	\$65,100	\$65,100	\$65,100
Improvement Value	\$0	\$0	\$0
Fair Cash (Market) Value	\$65,100	\$65,100	\$65,100

Exemptions

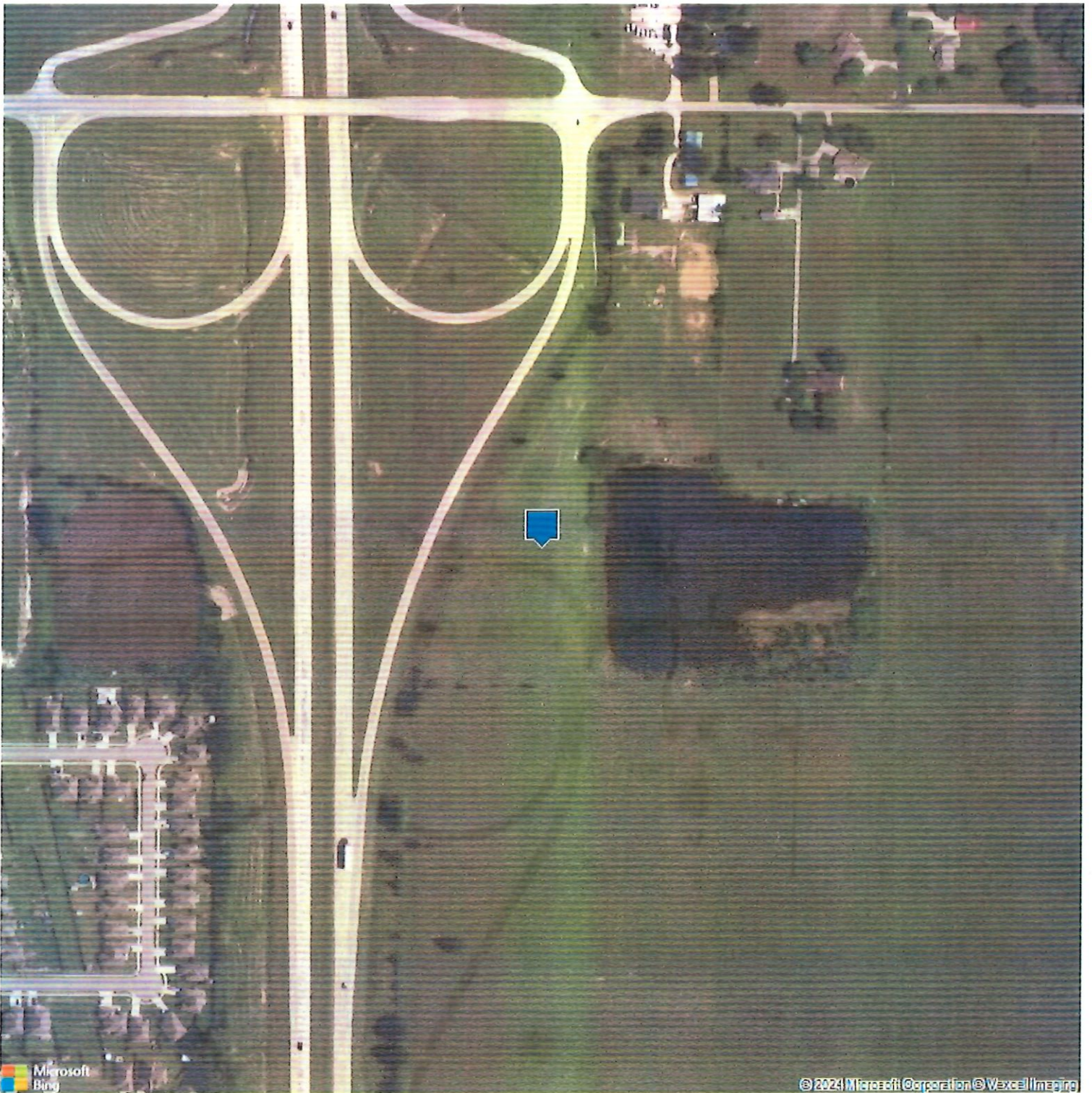
	2022	2023	2024
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

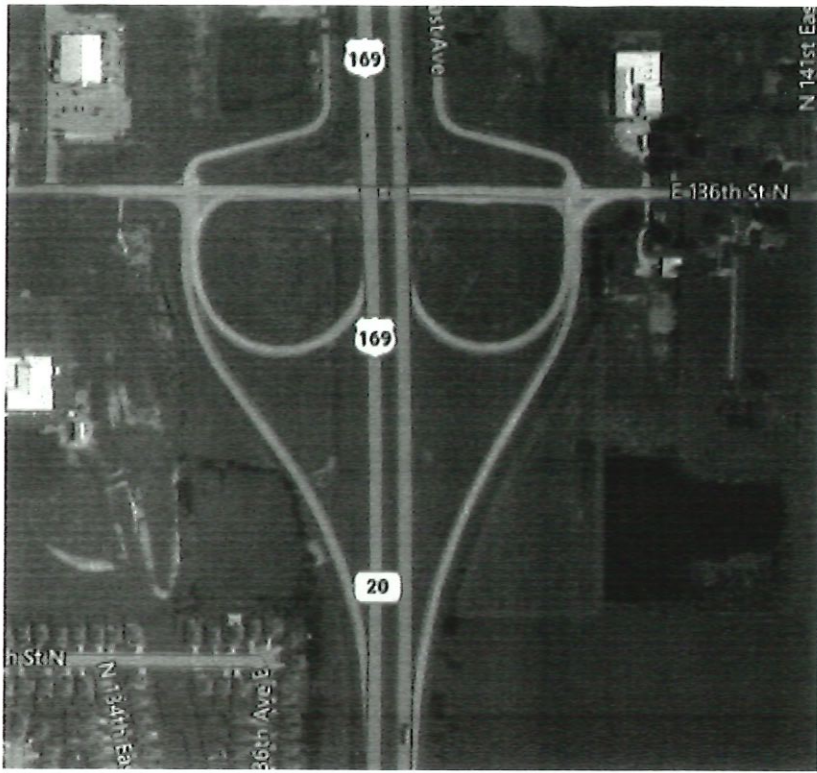
Current Improvements

There are no current improvements for this account.

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
6/14/2021	STATE OF OKLAHOMA, C/O DEPT OF TRANSPORTATION	CHAMPIONS INVESTMENT GROUP LLC	\$65,078	Quit Claim Deed	2021071248



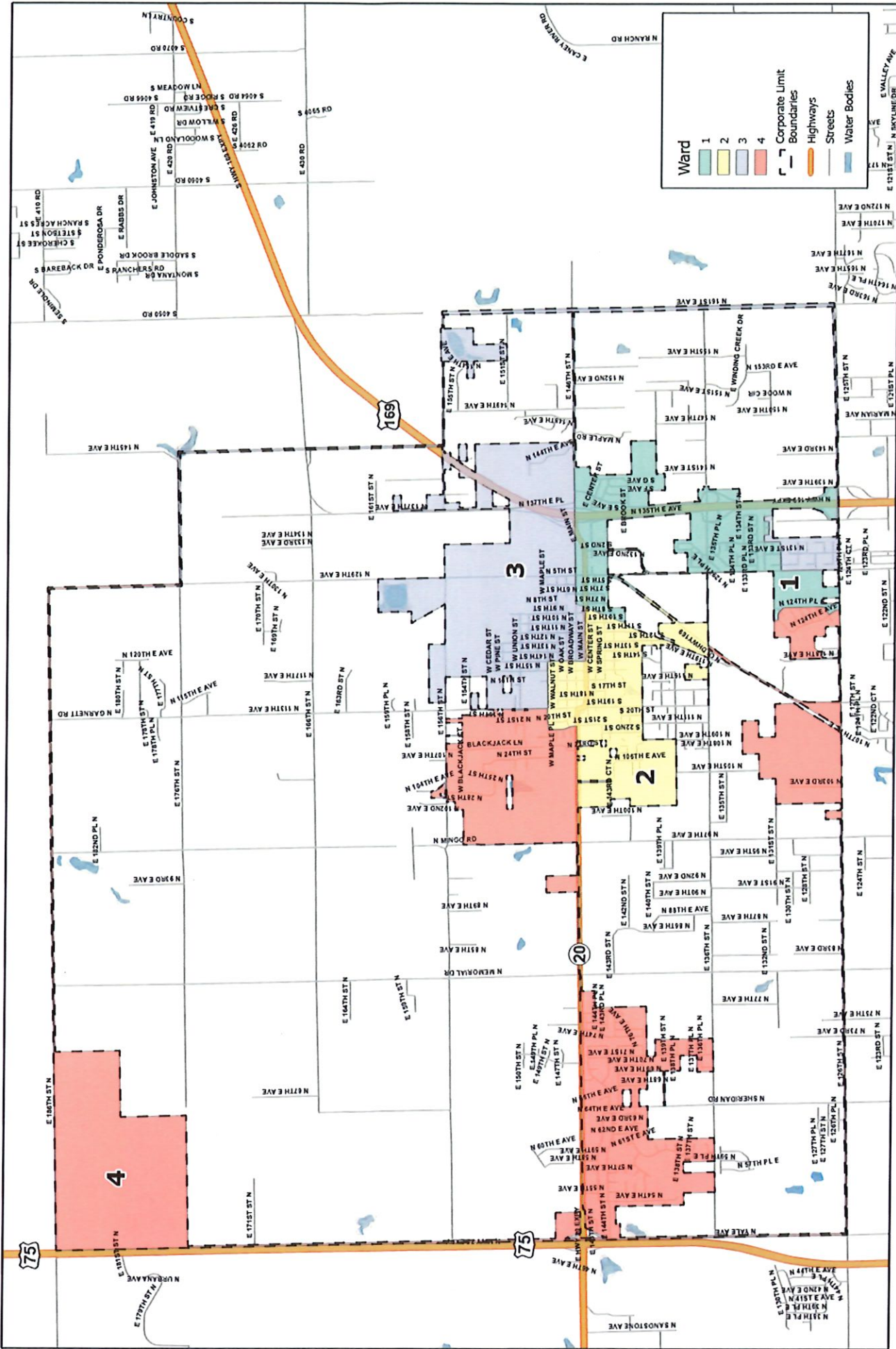


Land Lease Agreement For Outdoor Advertising Structure

Lease No. 23070801

1. This agreement is made between Champion Investment Group LLC as Lessor, and Ogden Resources of Oklahoma, a Limited Liability Company, as Lessee. In consideration of \$25.00 in hand paid with the execution of this agreement, Lessor hereby leases to Lessee as much of the premises at Tulsa County Parcel ID 92433-24-33-65950, with legal description: BEG 421.578 NEC W/2 NW NE 111 S897.76 W439.35 CRV RT 563.44 NE440.61 POB SEC 33 22 14 S.163ACS (Section: 33 Township: 22 Range: 14) as reasonably necessary for the construction, repair and maintenance of one (1) advertising structure and supports, with the right of access to, by Ogden Resources employees, contractors and vehicles and the right to maintain advertisements on such structure from the 10th day of July, 2023.
2. The Lessee shall pay to the Lessor the sum of \$25.00 per month, in advance, on the 10th day of each month, commencing on the 10th day of July, 2023, and continuing until the expiration of the Lease.
3. The Lessee shall indemnify and hold Lessor harmless from and against any and all suits, claims, action, demands or damages arising out of or occurring in connection with the advertising structure.
4. Lessor agrees that neither she, her tenants, agents, employees or other persons acting on Lessor's behalf shall place or maintain any object which would obstruct or impair the view of Lessee's advertising structure and further agrees that Lessee may cut and remove certain vegetation that might obstruct the structure's view from the roadway.
5. All structures placed upon the premises by the Lessee are the Lessee's personal property and shall always remain the same. Lessee shall have the right to remove such signs, structures and improvements upon termination or expiration of the Lease.
6. This agreement shall terminate with fifteen (15) days written notice at the option of the Lessee if the Lessee is prevented by authorities having jurisdiction from constructing and/or maintaining its structure or if Lessee is unable to obtain any advertisers for a twelve (12) consecutive month period.
7. Lessee shall have the option to continue this lease on full year like terms under the same terms and conditions of being that the Lessee shall at the times of exercising additional TWO HUNDRED DOLLARS (\$200.00) per month to say the monthly lease payment will increase from 1 month to ONE THOUSAND DOLLARS (\$1,000.00) per month with each option period, should Lessee exercise exercising its option by paying Lessor with the routine monthly payment.
8. Lessor warrants that it has full right, power and authority to execute and grant this lease and has good title to the property and that the legal owner of the property is Lessor. Lessor further warrants that





Collinsville Council District Ward Boundaries

