



March 25, 2024

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

*Application for Sign Registration & Permit
I-44, Creek County
Property Owner: MFA OIL*

Dear Mr. Stokely:

The enclosed application could not be processed. The proposed location is located within 500 feet of a ramp in an area that is not located in any incorporated municipalities. (Title 69, O.S. § 1275 (c) 3.)

We are returning your application and other documentation submitted.

We appreciate your willingness to comply with state and federal regulations.

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,

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		
MGR. INITIALS	OWNER NO. <u>2773</u>	REG. NO.
FEE AMOUNT \$100.00	APPLICATION NO. <u>8051</u>	SIGN FILE NO.

OAC JAN 25 2024

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Bigtime Billboards 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. () NA 108 Email Address: sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: I-44 202 Side of Hwy.: S 203 County Name: Creek 204 City Name: Kellyville
 205 Nearest Intersecting Hwy.: 66 206 Direction from Intersection: E 207 Distance from Intersection: .34 Miles & Tenths
 208 Distance from Right-of-Way: 10 Feet *Per Sam*
 209 GPS Coordinates: Latitude: 35 916873 Longitude: -96 290613

Part III - LAND OWNER INFORMATION (No. Assigned: 17714)

301 Land Owner's Name: MFA oil 302 Address: 1 Ray Young drive
 303 City: Columbia 304 State: MO 305 Zip Code: 65201
 306 Telephone No. (417) 389-4483 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 25 ft. (Cannot exceed 25 ft.) Width of Facing: 40 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 70 ft. (No limit by state)
 402 TYPE OF SIGN: Single Side-by-Side Stacked V-Type Back-to-Back Tri-Vision (Rotating Slats) (Cannot exceed 30 ft.)
 403 NO. OF PANELS: 4 404 WILL SIGN BE ILLUMINATED? YES NO If yes, will it be an LED/digital display? YES NO (Advertising Displays)

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

ZONED AREA ONLY **UNZONED AREA ONLY**

501 - Is proposed location zoned? YES NO (If answer is no, then go directly to item 505.)
 502 - What is the zoning designation? Industrial (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? Creek County
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)
 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) YES NO
 506 - What is the name of the business?
 507- Please attach a diagram depicting the layout of the business and the proposed sign site.

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES 44-19-37 Div 8

REMARKS: **DENIED** 500' of Ramp #00016188 Inspector Pre-review: 1/25/2024

STATE OF: Oklahoma §
 County of: Tulsa §
Sam Stokely being of lawful age and first duly sworn upon oath deposes and states the following:
 I, on behalf of X myself (or) _____ as authorized representation of the organization listed above as Applicant, so attest that I have read the foregoing information and that the facts set out therein are true and correct to the best of my knowledge and belief.
 Signature of Applicant or Representative: Sam Stokely
 Printed Signature: Sam Stokely
 NOTARY PUBLIC:
 Subscribed and sworn to me this 23 day of Jan, 2024
 My commission expires: _____
 Signature of Notary: Shonda A. Fisher

BIG TIME BILLBOARDS, LLC

0111 E. 45th Place
Tulsa, OK 74146
E: (918) 402-9016, fax (918) 663-8502

SIGN LOCATION LEASE AGREEMENT

Date: Jan 23, 2024
Name: Big Time Billboards, L.L.C.
Name: MAF oil company
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: _____
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: 1 Ran Young Drive Columbia MO 65201
Phone: 417-389 4483

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 23 day of Jan 2024, by and between Jason Bond Mgr, 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").

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

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

NAME: Jason Bond Mgr
an individual, husband and wife, as Trustee, etc.

AS Dist. Mgr.
NAME: _____
TITLE: _____
Jason Bond
PRINT NAME

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

Exhibit "A"

Legal Description

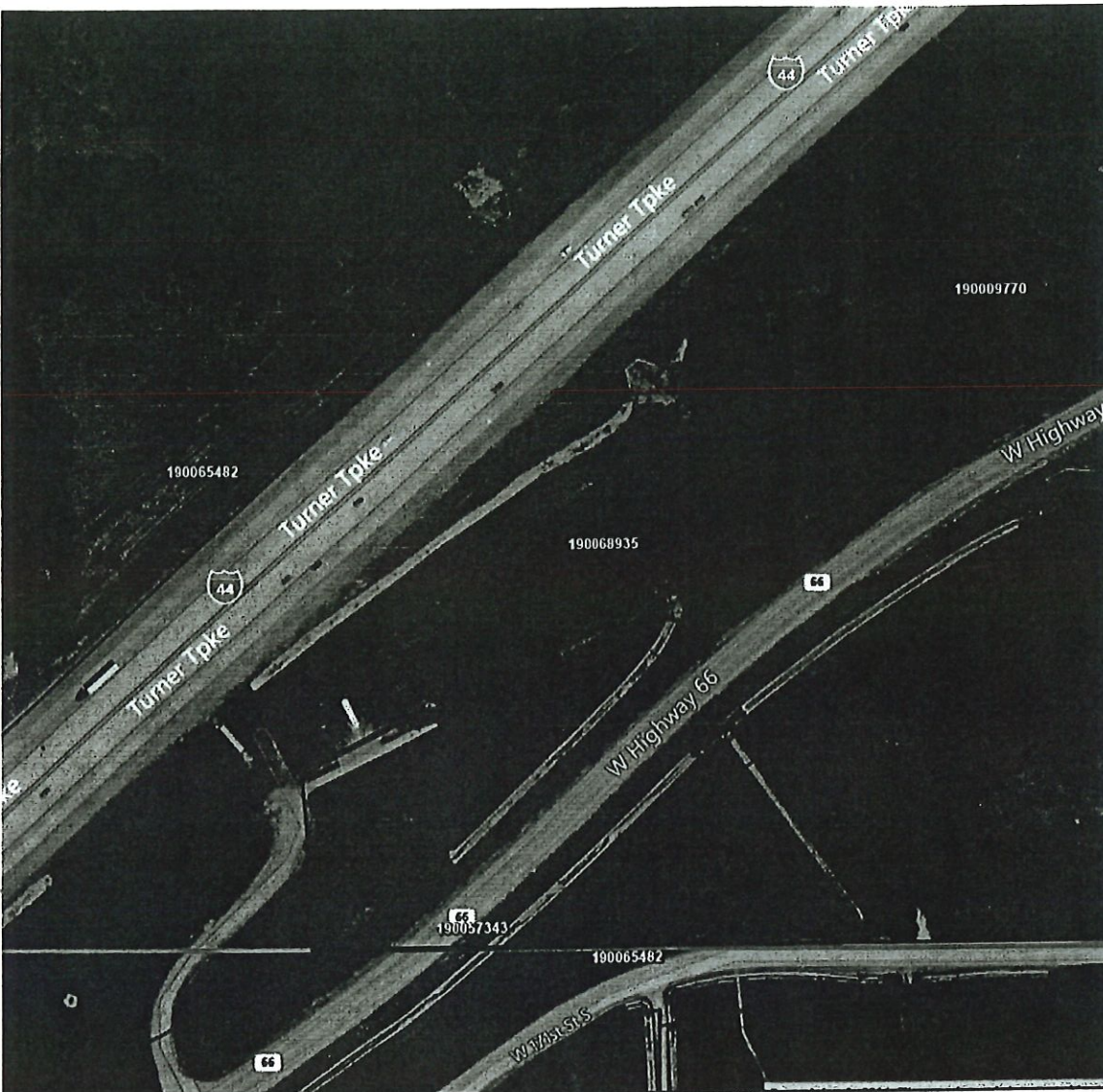


Creek 26921 Sh-66 Kellyville OK 74002 **OAC JAN 25 2024**
 Account Data And Map Image

Date 01/23/2024
 Time 13:26:46

Data provided by Haley Anderson County Assessor

Map Image



I-2024-000792 Book 1473 Pg 452
 01/23/2024 1:55pm Pg 0450-0454
 Fee: \$26.00 Doc: \$0.00
 Jennifer Mortazavi - Creek County Clerk
 State of OK

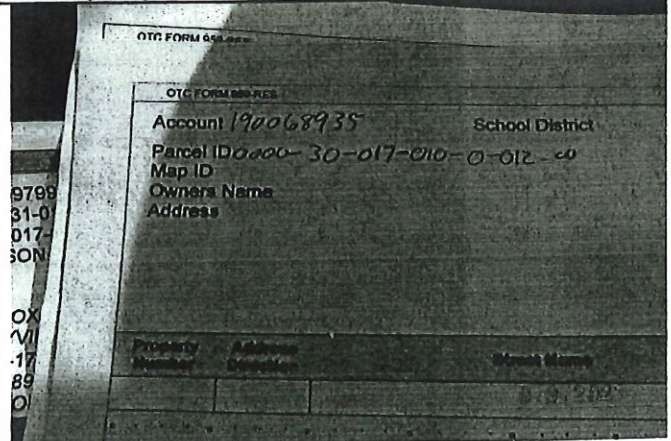


Assessment Data

Account 190068935
 Parcel ID 0000-30-017-010-0-012-00
 Cadastral ID 0000-017-010-30-0-012-00
 Property Type REAL - Real Property
 Property Class RR
 Tax Area 11 - Kellyville RI
 Situs
 Subdivision /
 Sec/Twn/Rng 30 / 17 / 10 / 0
 Neighborhood 9999 - RURAL RESIDENTIAL
 Lot Size 2.800 / Acres
 MFA OIL COMPANY
 1 RAY YOUNG DRIVE
 COLUMBIA MO 65201-

Exhibit "A"

Primary Image



Legal Description

30-17N-10E COMM SW/C SWSE THEN N00°00'00"E A DISTANCE OF 1175.51 FT THEN S62°55'33"W A DISTANCE OF 347.31 FT THEN S74°14'14"W A DISTANCE OF 178.46 FT THEN S62°55'33"W A DISTANCE OF 625 FT THEN S51°36'50"W A DISTANCE OF 107 97 FT AS POB THEN S62°55'33"W A DISTANCE OF 592.93 FT THEN S27°04'39"E A DISTANCE OF

Book/Page 01298-00401

Assessed Valuation

Land Value	20,000	Assessed Value	20,000
Improvements	0	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	20,000	Exemption	0
		Total Taxable	2,400

Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: Big Time Billboards

Location of Property: 26921 W HIGHWAY 66
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Unincorporated Creek County
(If not inside the corporate limits of any town or city Please enter none.)

▶ The remainder of this form must be completed by the proper zoning authority. ◀

1. What is the zoning designation of the above-referenced property?
Industrial
2. Does your city/county have a comprehensive zoning/development plan? (An official plan or map which outlines the intended use of properties located inside of your jurisdiction.) Yes No
3. If yes, does the above-referenced property's zoning designation meet with the plan guidelines? Yes No
4. Was this zoning designated within the last two years? Yes No
(If yes, a copy of the zoning application and the approved documentation must be attached.)

Creek County
Name of Authority (City, County etc.)

918 227 6369
Telephone No.

Ashley Thomas
Printed Name of Zoning Official

planner
Title

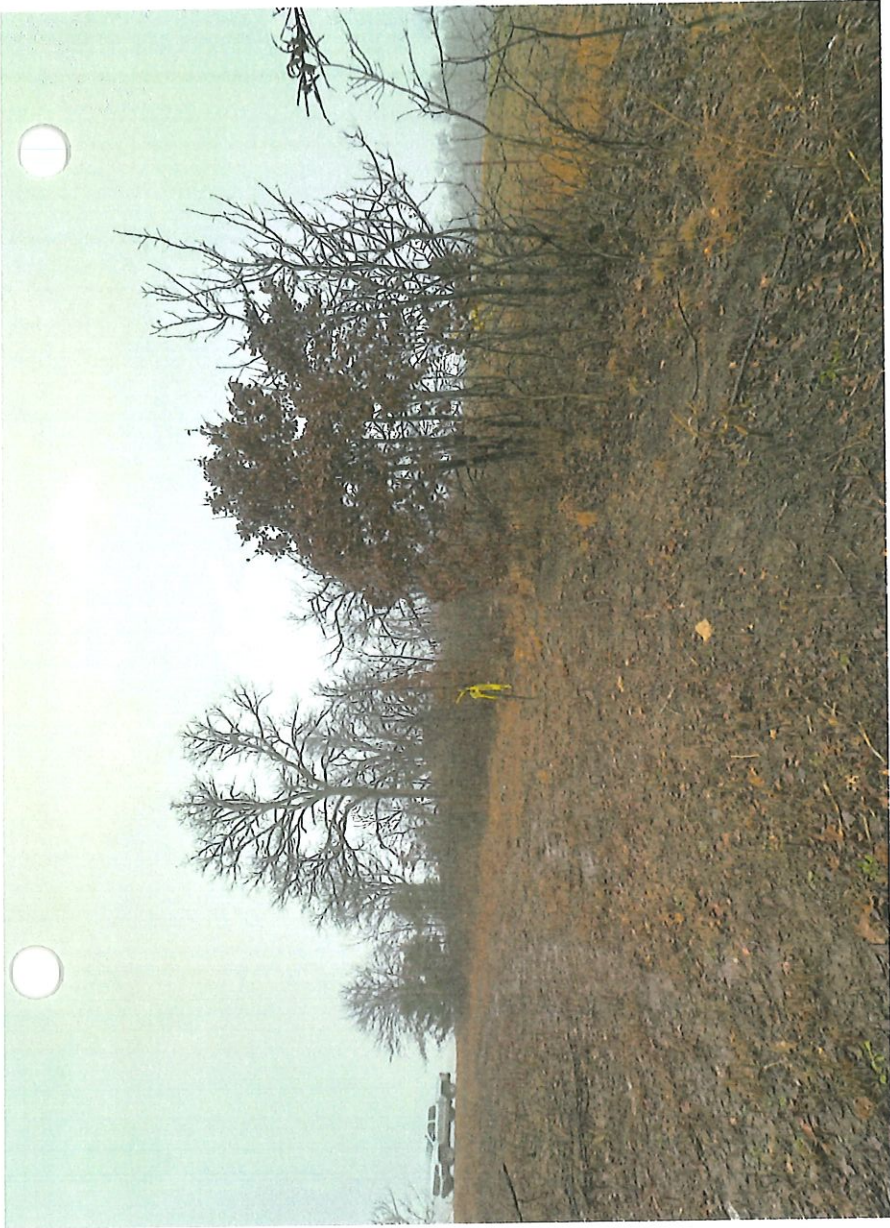
Ashley Thomas
Signature of Zoning Official

1-23-2024
Date

*If the zoning designation is PUD, SPUD or Corridor, a copy of the approved plan must be submitted with application.

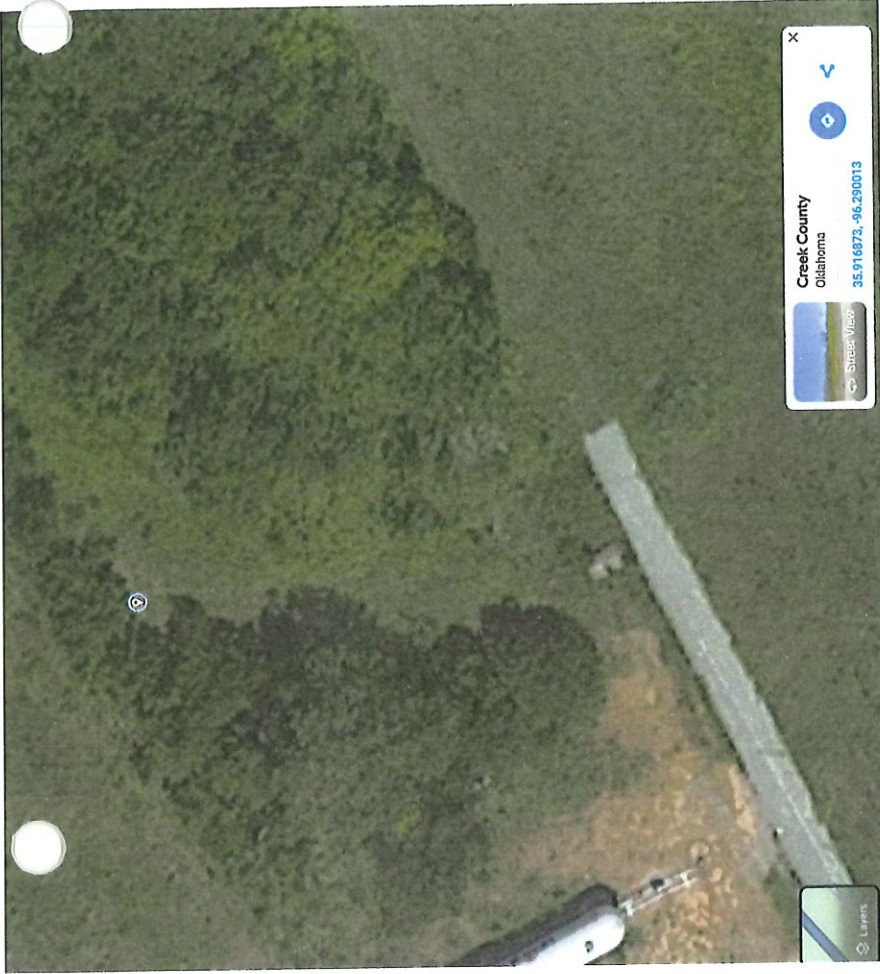
(Notice: Completion of this form does not constitute official permission or clearance from any local government - this form is solely for the purpose of zoning verification to be used by the Oklahoma Department of Transportation.)



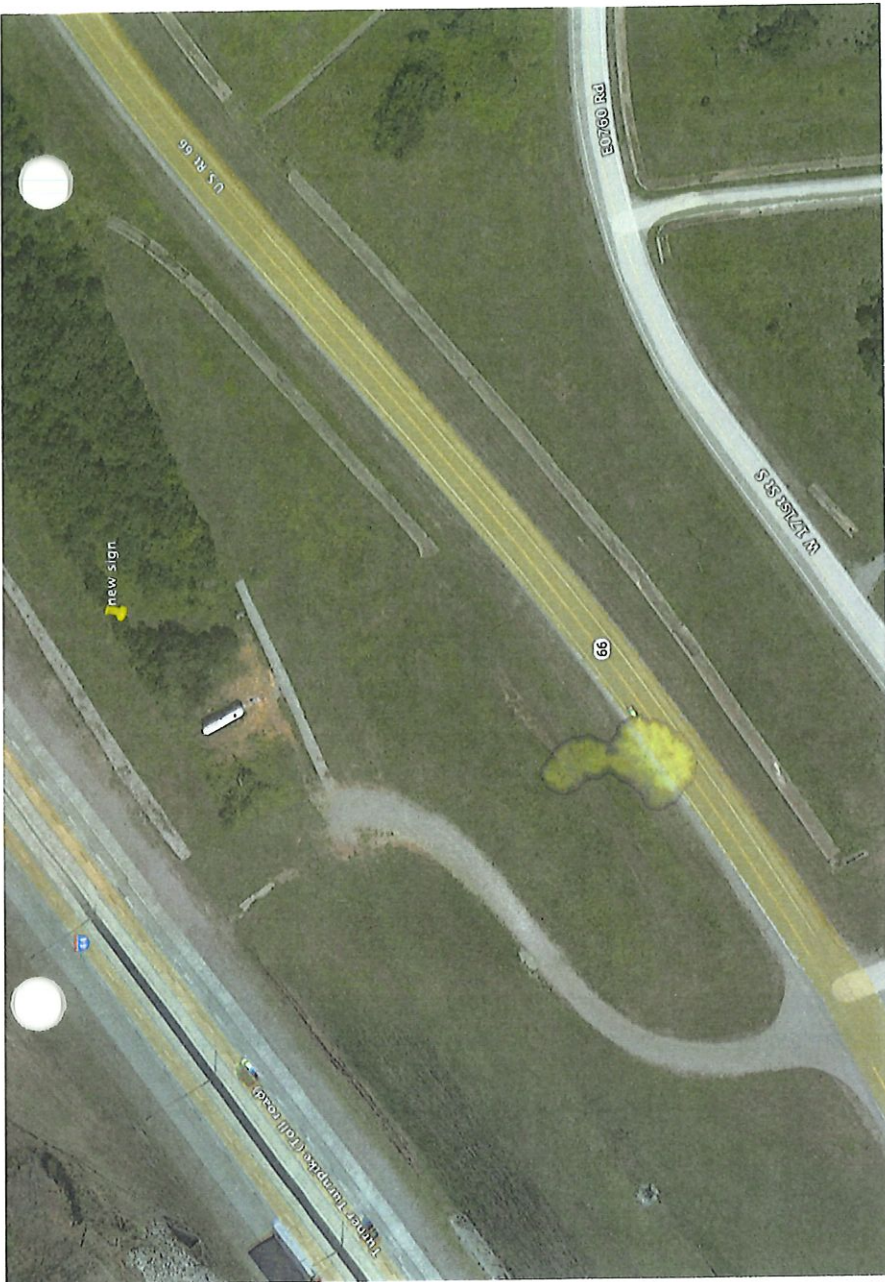


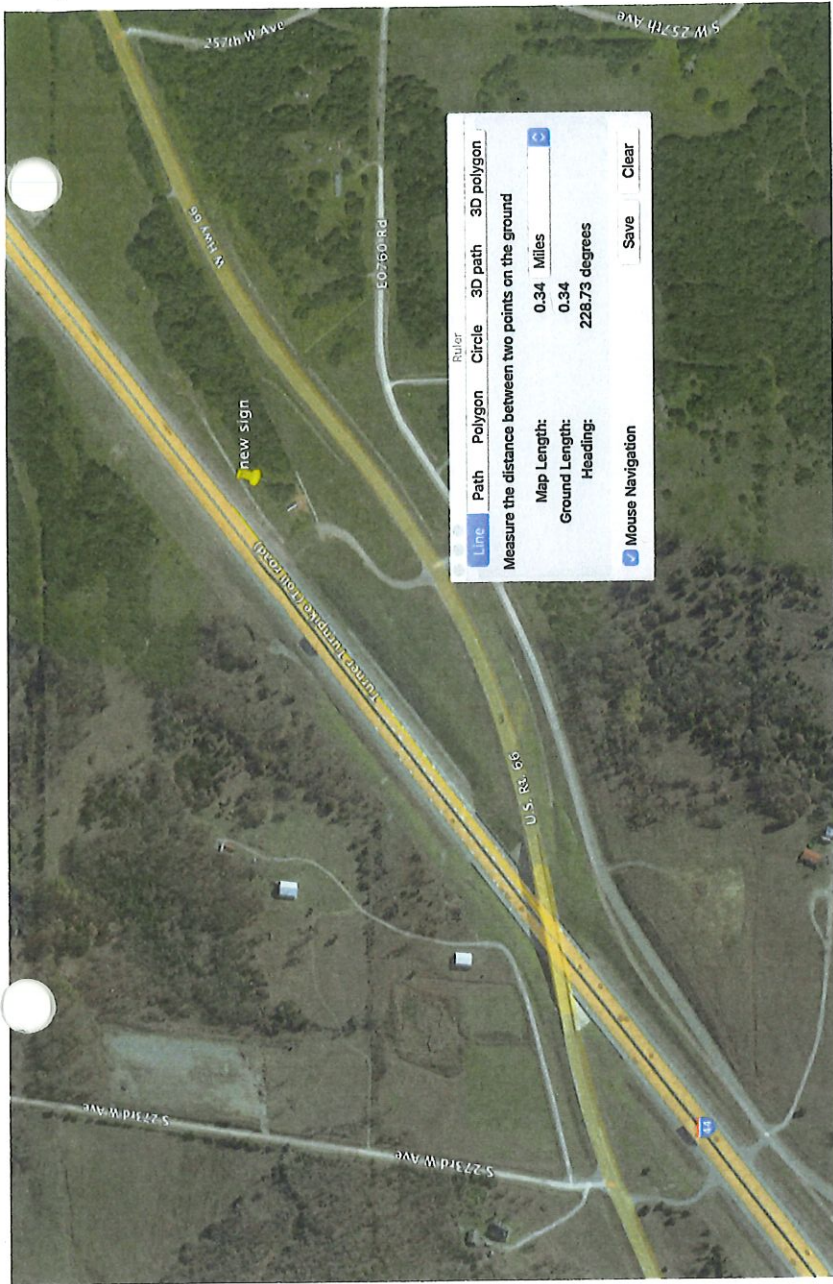






OAC JAN 25 2024





Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 0.34 Miles

Ground Length: 0.34 Miles

Heading: 228.73 degrees

Mouse Navigation

Save Clear



OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control
 200 N.E. 21st Street
 Oklahoma City, OK 73105-3204
 www.odot.org

FEE RECEIPT **33590**

OWNER NUMBER 2773

DATE 01/25/2024

TO: BIG TIME BILLBOARDS
10900 S 209TH E AVE
BROKEN ARROW OK ZIP 74014

PAID BY: CHECK

DESCRIPTION	QUANTITY	PRICE EACH	AMOUNT
PERMIT: Application	1	100.00	100.00
Renewal	0	0.00	0.00
Penalty	0	0.00	0.00
LICENSE: Application		0.00	0.00
Renewal		0.00	0.00
Penalty	0	0.00	0.00
REGISTRATION: Dup. Certificate	0	0.00	0.00
Dup. Tag	0	0.00	0.00
Penalty			
TRANSFER:	0	0.00	0.00
OTHER:	0	0.00	0.00
Total Amount Paid	1		100.00

KEEP YOUR RECEIPT

Any questions regarding this transaction must be accompanied by this receipt or must reference this receipt number and your owner number.

This is not a bill - Thank you for your payment!

8051