



May 7, 2024

Big Time Billboards
ATTN: Sam Stokely
10900 S 209th E Ave.
Broken Arrow OK 74014

*Re: Approval of Sign Location
Registration No. 15631
US-70, McCurtain County
Latitude: 33.956344 Longitude: -94.756467*

Dear Mr. Stokely:

In accordance with Title 69 O.S. 2021 § 1271 et.seq. and the Oklahoma Administrative Code Title 730:35-5, the Oklahoma Department of Transportation has approved the attached application for registration and permitting. We have enclosed your registration, permit and tag. When you start construction of the structure, please keep in mind that the permit was issued based on measurements at the approved staked location. Please be sure to attach the tag to the sign structure where it will be visible from the highway, at approximately eye level, within sixty (60) days of receiving this approval. If the sign has not been constructed by that time, please be sure to place a permanent marker, with the correct tag attached, at the approved site.

It was indicated on the application that the intention is to utilize LED/digital technology on this sign. The use of LED/digital technology is sanctioned under the Tri-Vision sign regulations. Although your structure will not be using rotating slats as are used with Tri-Vision signs there are still certain guidelines that coincide with these two types of technology. State and federal laws prohibit moving, flashing or intermittent lights being used on off-premise commercial advertisement, therefore the transformation from one display to the next, will need to occur with static displays, without any type of obvious animation such as fading or scrolling. Each individual display will need to remain in place no less than 8 seconds. You will also need to be cognizant of the brilliance of the lighting so that your sign does not pose a safety risk to the travelling public. All controls for LED/digital signs including illumination and operational requirements shall be programmed so that any malfunction shall cause the sign to default to a static operation mode. Be sure to remain within these guidelines to ensure the compliance of your sign. The regulations pertaining to illumination can be found in the Oklahoma Administrative Code, Section 730:35-5-12 (c). Also, when building stacked units, please be sure no to exceed the maximum facing height of 25 ft. Keep in mind a vinyl covering placed over both panels could cause the overall facing height to exceed 25 ft. allowance and therefore cause the sign to be deemed illegal.

Issuance of this permit shall not be construed to supersede or override any ordinance, act or rule of a city, town, county, zoning authority or other duly constituted regulatory body, which may forbid or otherwise restrict the sign, the signal structure, any message displayed, or any other incident of control of the sign or its use.

If you have any questions or need additional information, please do not hesitate to call this office. (405)521-3005

Respectfully,

Thomas Davis
Manager, Outdoor Advertising Control Branch

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. <u>15631</u>
FEE AMOUNT \$100.00	APPLICATION NO. <u>8065</u>	SIGN FILE NO. <u>20301-02</u>

OAC MAR 0 1 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. () NA 108 Email Address: sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 259 202 Side of Hwy.: W 203 County Name: McCurtain 204 City Name: N of Idabel
 205 Nearest Intersecting Hwy.: 3 206 Direction from Intersection: S 207 Distance from Intersection: 4.91 208 Distance from Right-of-Way: 10
 (Miles & Tenths) (Feet)
 209 GPS Coordinates: Latitude: 33 956351 Longitude: -94 756448

Part III - LAND OWNER INFORMATION (No. Assigned: 17726) 4682 South Park Dr.
 301 Land Owner's Name: Roger & Angie Hammons 302 Address: Po Box 1952
T&L Property Holding LLC
 303 City: Idabel Broken Bow 304 State: OK 305 Zip Code: 74745
 306 Telephone No. (580) 286-1367 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.) 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) YES NO
 502 - What is the zoning designation? _____ 506 - What is the name of the business? Chicken Plant
 (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? _____ 507 - Please attach a diagram depicting the layout of the business and the proposed sign site.
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES 259-45-16 Dir
 REMARKS: **APPROVED** TTD Inspector TTD
 Pre-review: 3/4/24

STATE OF: Oklahoma § 5/6/24
 County of: Tulsa
Sam Stohely 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 Stohely
 Printed Signature: Sam Stohely
 NOTARY PUBLIC: Rhonda A. Fisher
 Subscribed and sworn to me this 26 day of Feb, 2024
 My commission expires: _____
 Signature of Notary: Rhonda A. Fisher

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 8065 REFERENCE NO: DATE: 3/8/24 INSPECTOR: J. Davis
COUNTY: McCurtain DIVISION: 2 HIGHWAY: 259 SIDE OF HIGHWAY: W D or U
CITY: CONTROL SECTION: 70-45-04 R/W: 10' per app.
BRIEF LOCATION DESCRIPTION: 2.82 mi. North of W70 W
LEGAL DESCRIPTION: NW SW SW SECTION: 12 TWN.: 7-5 RANGE: 24-E
LATITUDE: 33.956344 LONGITUDE: -94.756467 AERIAL SHT.: 25
TYPE OF ZONING: NA FORM OF VERIFICATION:

(If proposed location is zoned, the inspector will need to complete a Zoning Review form at this time.)

CIRCLE YES OR NO FOR THE FOLLOWING IN ALL LOCATIONS:

YES NO W/I 500 FT. OF A PLAYGROUND YES NO OTHER REGISTERED SIGNS:
YES NO W/I 500 FT. OF A CEMETERY Sign No. 15/21 Distance & Dir. 320' N
YES NO W/I 500 FT. OF A PUBLIC FOREST Sign No. Distance & Dir.
YES NO W/I 500 FT. OF A PARK (Name of Park & Distance:)

OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY: N/A

YES NO W/I 500 FT. OF AN ACCESS RAMP (Distance:)
YES NO W/I 500 FT. OF A REST AREA OR WEIGH STATION (Distance:)

IN UNZONED COMMERCIAL OR INDUSTRIAL AREA ONLY: N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): Tyson Foods Distribution Hub.
IS ACTIVITY WITHIN 600 FT. OF PROPOSED SITE? (if yes, a Business Review form will need to be completed at this time.)

SPACING CHECK LIST FOR UNZONED COMMERCIAL INDUSTRIAL AREA:

YES NO W/I 500 FT. OF A CHURCH (Name & Distance:)
YES NO W/I 500 FT. OF A SCHOOL (Name & Distance:)
YES NO W/I 500 FT. OF A HISTORICAL BATTLEFIELD (Name & Distance:)
YES NO W/I 500 FT. OF A PUBLIC FOREST PRESERVE? (Name & Distance:)
YES NO W/I 300 FT. OF A RESIDENCE? (If yes, how many?)
YES NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): T+L Property Holdings LLC
VERIFICATION: PARLAY - County Assessors office
HIGHWAY PROJECT CLEARANCE? YES NO If no, describe plan of address or other references:

ADDITIONAL COMMENTS: Lease was with previous L/O! New L/O is aware of Lease and is ok with sign.

APPROVED

APPROVAL DATE: 5/6/24 REG.NO. 15631 SIGN FILE NO. 20301-02

REJECTION DATE: REASON FOR REJECTION:

BUSINESS REVIEW

APPLICATION NO(S). 8065 Site Inspection No. 1

Time & Date of Inspection: 11:40 AM - 3/8/24 Inspector: J. Davis

Name of Business: Tyson Foods Type: Industrial

Is Business Identified? Yes No If yes, in what manner? Signage

Distance from the Sign Site(s): 350 ft Within 660 ft. of the right of way? Yes No

Visible from the Highway? Yes No Recognizable as a business from the Highway? Yes No

What appears to be the prime use of surrounding area? Commercial / Industrial

Is the lessor of the property of proposed sign site(s) the owner of the business? Yes No

What are the hours of business and days open? 24/7 Distribution Center

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

Is business open to the general public? Yes No If no, then what is the mode of business transactions? Shipping / Distributions

What type of infrastructure is in place? (Business can not be operated from a residence.)
Not a Residence

Describe any activity currently taking place: Trucks entering & exiting the business.

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

Additional comments and/or confirmations: _____

Based on this field visit, does this business meet with HBA requirements? Yes No If no, provide reason(s): _____



T & L PROPERTY HOLDING LLC

County Id 40089

County McCurtain, OK

Muni Broken Bow

Census Place Broken Bow city

Parcel Id [0000-12-07S-24E-3-010-00](#)

Address 0 1207S24E3010

Zip Code 74728

Owner T & L PROPERTY HOLDING LLC

Acreage 2.33 (calculated)

Land Use RC

Land Use Class Residential

Land Pasture/Hay: 0.81ac (34.8%), Developed Medium Intensity: 0.74ac (31.7%), Developed Open Space: 0.39ac (16.9%), Developed High Intensity: 0.20ac (8.4%), Grassland/Herbaceous: 0.19ac (8.1%)

Elevation 350 Ft

Sale Price 24000.00

Nigh Code None

Mailing 0 4682 SOUTH PARK DR BROKEN BOW, OK 74728-0000

Owner Occupied No

Year Built 2013

Section 0000-12-07S-24E-3-010-00 - SEC:12-7-24 B876/P218,B911/P277 ALL THAT PT W2SWSW DESC AS: BEG NW COR SMSW: TH E276.58' ALONG N LINE SWSW TO W RTWY OF US HWY#70: TH S22+174.7"W AL HWY RTWY 509.68: TH S 16+01'33" WAL SD HWY 298.77 TO W LINE SWSW: TH N AL

Section Township 12-7S-24E

Range 33.956630

Latitude -94.756595

School District Broken Bow Public Schools

Alternate Id 2 0000-12-07S-24E-3-010-00


RobustId AACComed1C9KhPmGJ

Updated 2024-Q1

Roger H



T & L PROPERTY HOLDING LLC

County Id 40089
 County McCurtain, OK
 Muni Broken Bow
 Name Broken Bow
 Census Place Broken Bow city
 Parcel Id [0000-12-07S-24E-3-010-00](#) 
 Address 0 1207S24E3010
 Zip Code 74728
 Owner T & L PROPERTY HOLDING LLC
 Acreage 2.33 (calculated)
 Land Use RC
 Code
 Land Use Residential
 Class
 Land Pasture/Hay: 0.81ac (34.8%), Developed Medium Intensity: 0.74ac (31.7%), Developed Open Space: 0.39ac (16.9%), Developed High Intensity: 0.20ac (8.4%), Grassland/Herbaceous: 0.19ac (8.1%)
 Cover
 Elevation 350
 Ft
 Sale Price 24000.00
 Nigh Code None
 Mailing 0
 4682 SOUTH PARK DR
 BROKEN BOW, OK 74728-0000
 Owner Occupied No
 Year Built 2013
 Legal Desc 0000-12-07S-24E-3-010-00 - SEC.12-7-24 B876/P218,B911/P277 ALL THAT PT W2SWSW DESC AS: BEG NW COR SWSW: TH E276.58' ALONG N LINE SWSW TO W RTWY OF US HWY#70: TH S22*17.47'W AL HWY RTWY 509.68': TH S 16*01'33" W AL SD HWY 298.77' TO W LINE SWSW: TH N AL
 Section Township 12-7S-24E
 Range
 Latitude 33.956630
 Longitude -94.756595
 School District Broken Bow Public Schools
 Alternate Id 2 0000-12-07S-24E-3-010-00
 RobustId AACmed1C9KhPmGJ
 Updated 2024-Q1

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

SIGN LOCATION LEASE AGREEMENT

Date: Sep 19 2018
Name: Big Time Billboards, L.L.C.
Name: Roger & Angie Hammonds
Name: Roger Hammonds Construction LLC
Social Security/ Federal ID Number: _____
Environmentally Safe to tool

Structure Number: South
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: Po Box 1952 Idabel Ok 74745
Phone: 580-286-1367 Angie 580-236-3582

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 19 day of Sep, 2018 by and between Roger & Angie Hammonds, 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.

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: Roger & Angie Hammonds - mgr
an individual husband and wife, as Trustee, etc.

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

Angie Hammonds
NAME: _____
TITLE: _____
Angie Hammonds
PRINT NAME

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"
I:\91019\001\New Lease (09.19.11).doc
X [Signature]

"Lessee"
X [Signature]

T+L Property Holdings is the current land owner. Lease is assigned. See emails attached.

[EXTERNAL] Re: TWF-8065 McCurtain County (Tyson Foods)

Sam Stokely <sam@primetimeok.com>

Mon 3/25/2024 8:20 PM

To: Thomas Davis <TTDAVIS@ODOT.ORG>

here is his # if you want to call him 580-236-1057 or 580 236-1866 is his other cell I guess one cell phone wasn't enough!

his name is terry he owns panel chipper and the land across the street as well.

> On Mar 25, 2024, at 1:53 PM, Thomas Davis <TTDAVIS@ODOT.ORG> wrote:

>

> Hey Sam,

>

> I'm looking over everything in the application for your site next to Tyson Foods Distribution Center. The lease is with Roger and Angie Hammonds and the property card you submitted as well as the Deed shows them as the owners in 2018. However, now the property shows to be owned by T & L Property Holding LLC. I did see that the lease can be assigned, I just wanted to make sure the Property Owners are aware of the lease and the sign application. Can you provide more information or documentation to clear up the confusion?

>

> Respectfully

>

> Thomas Davis

> Supervisor

> Outdoor Advertising Control

[EXTERNAL] Re: TWF-8065 McCurtain County (Tyson Foods)

Sam Stokely <sam@primetimeok.com>

Mon 3/25/2024 4:03 PM

To: Thomas Davis <TTDAVIS@ODOT.ORG>

Yes that's correct Mr. Hammons died. Angie sold the property his wife to the new guy which I've already talked to. He's good with it, so is there anything else do you need from me?

Sent from my iPhone

On Mar 25, 2024, at 1:53 PM, Thomas Davis <TTDAVIS@odot.org> wrote:

Hey Sam,

I'm looking over everything in the application for your site next to Tyson Foods Distribution Center. The lease is with Roger and Angie Hammonds and the property card you submitted as well as the Deed shows them as the owners in 2018. However, now the property shows to be owned by T & L Property Holding LLC. I did see that the lease can be assigned, I just wanted to make sure the Property Owners are aware of the lease and the sign application. Can you provide more information or documentation to clear up the confusion?

Respectfully

Thomas Davis

Supervisor

Outdoor Advertising Control

Date: 9/19/2018

Property Assessment Information

OAC MAR 0 1 2024

an Lyles, McCurtain County Assess
Idabel, Oklahoma 74745

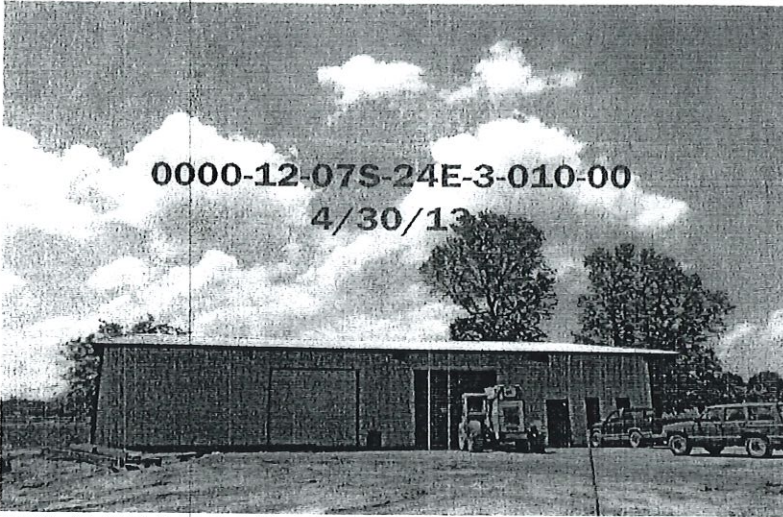
Parcel Number 0000-12-07S-24E-3-010-00
Name ENVIRONMENTAL SAFETY AND TOOL
Owner Number 61,660.00 DBA

School District I-74 Rural
Deed Book/Page 911 / 277
Tax ID: 41,669

Legal Description

SEC.12-7-24 B876/P218,B911/P277
ALL THAT PT W2SWSW DES AS
FOL;BEG NW COR SWSW;TH N
89*57'34" E276.58' ALONG N
LINE SWSW TO W RTWY OF US
HWY#70;TH S 22*17'47" W
ALONG HWY RTWY 509.68';TH S
16*01'33" W ALONG SD HWY
298.77' TO W LINE SWSW;TH
N 00*03'17" W ALONG W LINE
SWSW 758.53' TO POB

Exhibit A



Acres 2.600

Lots

Land Use RuralCom

0000-12-07S-24E-3-010-00.JPG

	Market	Assessed
Land	24,000	2,640
Improvements	74,502	8,195
Misc	0	0
Mfg Home	0	0
Total	98,502	10,835
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		10,835

Mail Address

ENVIRONMENTAL SAFETY AND TOOL
ROGER HAMMONDS & ANGIE
HAMMONDS
PO BOX 1952

IDABEL, OK. 74745

Property Location

Coordinate Information

Description Latitude Longitude

Exhibit A

deed/2014/ Beason -Hammonds 12-01-14



~~I-2001-538736 Book 0911 Pg 277
12/16/2014 4:53 pm Pg 0277-0277
Fee: \$ 13.00 Doc: \$ 1.50
Karen Bryan - McCurtain County Clerk
State of Oklahoma~~

JOINT TENANCY QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

Clint Beason, a single person, party(ies) of the first part, in consideration of (\$10.00) Ten Dollars and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto:

Roger Hammonds and Angie Hammonds, husband and wife, JTWROS

P.O. Box 1952
Idabel, OK 74745-1952

as joint tenants, not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situated in **McCurtain County**, State of Oklahoma:

All that part of the W 1/2 SW 1/4 SW 1/4 of Section 12, Township 7 South, Range 24 East, IBM, described as follows:

Begin at the Northwest corner of the SW 1/4 SW 1/4 of said Section 12;
Thence North 89° 57' 34" East 276.58 feet along the North line of the SW 1/4 SW 1/4 to the West Right-of-Way of US Highway #70;
Thence South 22° 17' 47" West along said highway Right-of-Way 509.68 feet;
Thence South 16° 01' 33" West along said highway Right-of-Way 298.77 feet to the West line of the SW 1/4 SW 1/4;
Thence North 00° 03' 17" West along West line of the SW 1/4 SW 1/4 758.53 feet to the point of beginning. (2.6 acres, more or less)

together with all the improvements thereon and the appurtenances thereunto belonging.
****Sees deeds recorded book 876, page 218

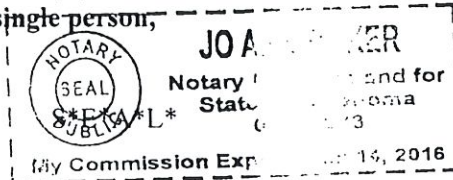
TO HAVE AND TO HOLD the above described premises unto the said party of the second part, and to their heirs and assigns forever, so that neither the said party of the first part or any person in their names and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

"Excepting mineral interest outstanding and leases of record."
Subject to roadway and utility easements outstanding.

Clint Beason

STATE OF OKLAHOMA ss. COUNTY OF McCURTAIN

Acknowledged, sworn to, and subscribed before me, in my presence, the undersigned authority, this 5th day of December, 2014, by **Clint Beason, a single person**,

NOTARY PUBLIC

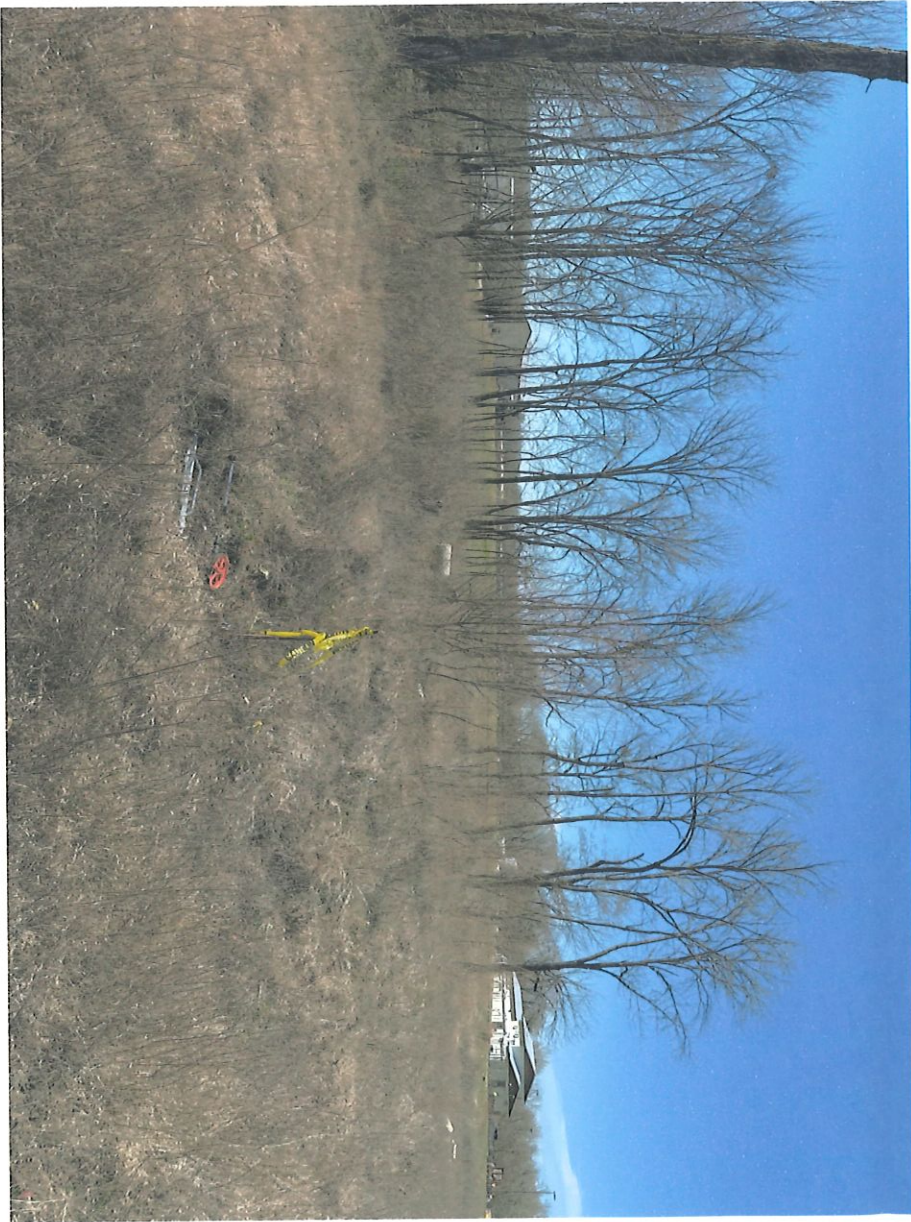
Handwritten initials
748

CHAN



Ruler
Line Path Polygon Circle 3D path 3D polygon
Measure the distance between two points on the ground
Map Length: 314.34 Feet
Ground Length: 314.34
Heading: 29.32 degrees
 Mouse Navigation Save Clear

314ft S of # 15121



OAC MAR 0 1 2024



OAC MAR 0 1 2024



OAC MAR 0 1 2024

