



November 27th, 2023

Big Time Billboards
10900 S. 209th E. Ave
Broken Arrow OK 74014

*Re: Approval of Sign Location
Registration No.15588 Sign File No.: 27045-02
US-70, McCurtain Co.*

Dear Mr. Stokely,

In accordance with Title 69 O.S. 2011 § 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. 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, or when the structure is constructed.

It was indicated on one of the applications that LED/digital technology will be used on that 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 not 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.

Be advised that 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.

Thank you for permitting your signs with ODOT. If you have any questions or need additional information, please do not hesitate to call this office. (405)521-3005

Respectfully,

for Barbara Hoppes
Transportation Manager
Outdoor Advertising Control Branch
BH/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>15588</u>
FEE AMOUNT \$100.00	APPLICATION NO. <u>8036</u>	SIGN FILE NO. <u>27045-02</u>

OAC NOV 02 2023

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Big Time Billboards 102 Address: 10900 S 209th E Ave
 103 City: Broken Arrow 104 State: ok 105 Zip Code: 74146
 106 Telephone No. (918) 402-9016 107 Fax No. () NA 108 Email Address: Sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located 259⁷⁰ on Hwy.: 70 202 Side: E 203 County Name: McCurtain 204 City Name: Idabel
 205 Nearest Intersecting Hwy.: 259⁷⁰ 206 Direction from Intersection: N 207 Distance from Intersection: .16 208 Distance from Right-of-Way: 10
 209 GPS Coordinates: Latitude: 33 921200 Longitude: -94 771204

Part III - LAND OWNER INFORMATION (No. Assigned: 17695)

301 Land Owner's Name: Phil Silva 302 Address: 3300 N E Lincoln Rd
 303 City: Idabel 304 State: ok 305 Zip Code: 74745
 306 Telephone No. (972) 345-9604 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: 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: 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.)

<u>ZONED AREA ONLY</u>	<u>UNZONED AREA ONLY</u>
501 - Is proposed location zoned? <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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]) <input type="checkbox"/> YES <input type="checkbox"/> NO
502 - What is the zoning designation? <u>C-4</u> (Must be some type of commercial, industrial or business designation.)	506 - What is the name of the business? _____
503 - Who is the zoning authority? <u>Idabel</u>	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 NO (90-45-04) Div 2
 REMARKS: _____ Inspector Pre-review: _____

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: _____
 Signature of Notary: Rhonda A. Fisher
 NOTARY PUBLIC: _____ Subscribed and sworn to me this 25 day of, 20 My OCT, 2023
 commission expires: _____

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 8036 REFERENCE NO: _____ DATE: 11/7/23 INSPECTOR: J. Davis
COUNTY: McCurtain DIVISION: 2 HIGHWAY: ~~250~~ US-70 SIDE OF HIGHWAY: E D or U
CITY: Idabel CONTROL SECTION: ~~250-45-04~~ 70-45-04 R/W: 10' per app
BRIEF LOCATION DESCRIPTION: .16 N. of US-259
LEGAL DESCRIPTION: SE NW NW SECTION: 26 TWN.: 7-S RANGE: 24-E
LATITUDE: 33.921200 LONGITUDE: -94.771204 AERIAL SHT.: 22
TYPE OF ZONING: C-4 FORM OF VERIFICATION: 2-504
(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 <input checked="" type="radio"/> NO	W/I 500 FT. OF A PLAYGROUND	YES <input checked="" type="radio"/> NO	OTHER REGISTERED SIGNS:
YES <input checked="" type="radio"/> NO	W/I 500 FT. OF A CEMETERY	Sign No. _____	Distance & Dir. _____
YES <input checked="" type="radio"/> NO	W/I 500 FT. OF A PUBLIC FOREST	Sign No. _____	Distance & Dir. _____
YES <input checked="" type="radio"/> NO	W/I 500 FT. OF A PARK (Name of Park & Distance: _____)	Sign No. _____	Distance & Dir. _____

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

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): _____
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): Phil Silva
VERIFICATION: Parlay
HIGHWAY PROJECT CLEARANCE? YES NO If no, describe plan of address or other references: _____

ADDITIONAL COMMENTS: _____

APPROVED Barbara Joppes

APPROVAL DATE: 11/27/23 REG.NO. 15588 SIGN FILE NO. 27045-02
REJECTION DATE: _____ REASON FOR REJECTION: _____

Zoning Review Form

App. No(s). 8036 Date of Review: 11/7/23 Inspector: O. Davis

Zoning Designation & Type: C - 4 Zoning Authority: Idabel, OK

1. What appears to be the major use of surrounding property? Commercial

2. Does the area appear to support the zoning designation? **yes** **NO**
(If yes skip to No. 5.)

If no, review the following aspects:

- expressed reason for zoning designation when officially zoned: _____
- zoning for the surrounding area: _____
- actual land use: _____
- are there existing plans for commercial or industrial development? **yes NO**
- is there proper access to the subject property? **yes NO**
- are utilities available (water, electricity, sewage) on the property? **yes NO**
- is the property being assessed in accordance with zoning? **yes NO**
- if no, at what use is property being assessed? _____

3. Was the property zoned/rezoned for the sole purpose of allowing outdoor advertising? **yes NO**

4. List any zoning officials and their titles you spoke with during the review process:

5. Does this zoning meet HBA requirements? **yes** **NO**

If no, why not? _____

Confirmation of Zoning OAC NOV 0 2 2023

(Must be completed for each zoned location)

Name of Applicant: Big Time Bill boards-

Location of Property: 3300 NE Lincoln Rd Idabel, Ok
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Idabel
(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?
C-4 General Commercial
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.)

Idabel
Name of Authority (City, County etc.)

580-286-7608
Telephone No.

Toran French
Printed Name of Zoning Official

Code Officer
Title

Toran French
Signature of Zoning Official

10-20-23
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.)

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 5 day of Oct 2023, by and between Phil Silva, 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").

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.

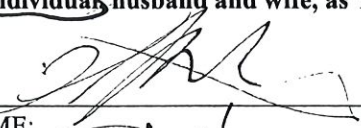
Date: Oct 5 2023
 Name: Phil Silva
 Name: Big Time Billboards, L.L.C.
 Social Security/ Federal ID Number: _____
 PHONE: (918) 402-9016, fax (918) 663-8502

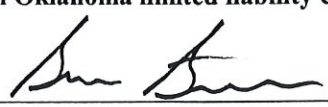
Structure Number: _____
 Address: 10111 E. 45th Place, Tulsa, OK 74146
 Address: 3300 N E Lincoln Rd Tulsa OK 74146
 Phone: 580-972-3459
79745

SIGN LOCATION LEASE AGREEMENT

BIG TIME BILLBOARDS, LLC
 10111 E. 45th Place
 Tulsa, OK 74146

THERE TO. 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: Phil Silva
 an individual husband and wife, as Trustee, etc.

 NAME: _____
 TITLE: Phil Silva
 PRINT NAME

BIG TIME BILLBOARDS, LLC
 an Oklahoma limited liability company

 NAME: SAM STOKELY
 TITLE: MANAGER

"Lessor"

"Lessee"

I:\91019\001\New Lease (09.19.11).doc

Exhibit "A"

Legal Description

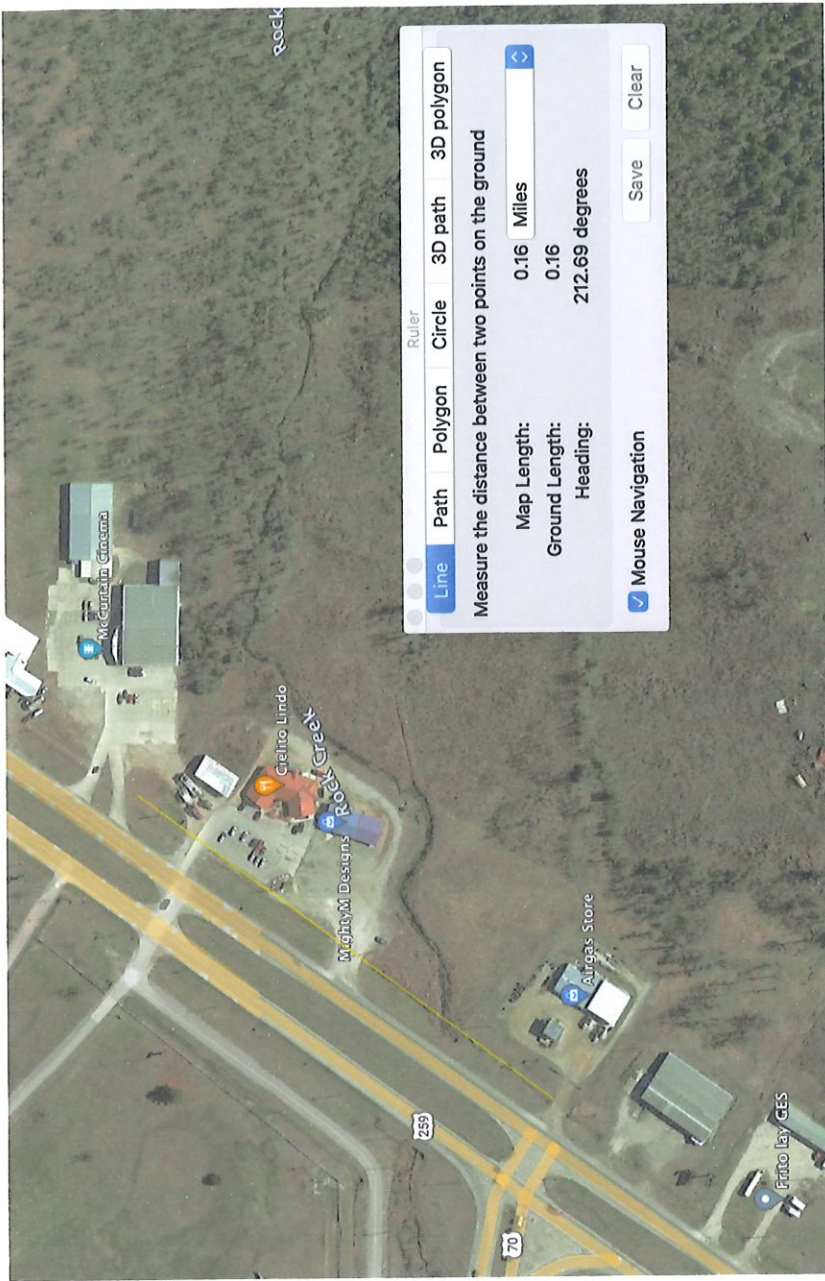
OAC 02/02/2023



X

3300 NE Lincoln Rd
Idabel, OK 74745
33.921200, -94.771204

Street View



OAC NOV 0 2 2023

OAC NOV 0 2 2023



OAC NOV 0 2 2023

McCartney
CINEMA
EXHIBITS
THE BLIND SAM X
THE CREATOR
PAN PATROL



OAC NOV 0 2 2023





1-2001-620322 Book 1184 Pg 517
10/05/2023 3:38pm Pg 0514-0518
Fee \$28.00 Doc \$0.00
Trish Rickets - McCurtain County Clerk
State of OK

WARRANTY DEED
(Statutory Form) 307568

KNOW ALL MEN BY THESE PRESENTS:

THAT Dwight C. Volling and Nancy I. Volling, husband and wife,

Exhibit A, parties of the first part, in consideration of the

sum of Ten and no/100 dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto Phillip B. Silva

P.O. Box 850

Deer Park, party

of the second part, the following described real property and premises situate in McCurtain

County, State of Oklahoma, to-wit: 6 Acres 4/10ths State of Oklahoma, McCurtain Co., OK
This instrument was filed for record
201 OCTOBER 8

All that part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 26,
Township 7 South, Range 24 East of the Indian
Base and Meridian described as beginning
870.57 feet East of the SW Corner of said
N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 26, at a point on the East
right-of-way line of U.S. Hwy. 259 and 70;
run thence East 847.91 feet; thence North
333.88 feet; thence West 629.21 feet, to a
point on said right-of-way line; thence
Southwesterly along said right-of-way line
416 feet to the point of beginning, containing
six (6) acres, more or less;

JUN 4 1980

and was recorded in Book 1184, Page 517
DIXIE MAY, County Clerk

Subject to easements, restrictions and mineral
reservations of record.

In all the improvements thereon and the appurtenances thereto belonging, and warrants for the same,

WE AND TO HOLD said described premises unto the said party

his heirs and assigns forever, free, clear and discharged from

from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 2nd day of June, 1980

[Signature]
Nancy I. Volling

STATE OF OKLAHOMA }
COUNTY OF McCurtain } ss: INDIVIDUAL ACKNOWLEDGEMENT
(Oklahoma Form)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of

June, 1980, personally appeared Dwight C. Volling and

Nancy I. Volling

I, the undersigned, a Notary Public, do hereby certify that the within and foregoing instrument and acknowledged to me that they

knowingly, freely and voluntarily executed the within and 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.

Witness my hand and seal this 9-83 day and year last above written.

[Signature] Notary Public

Commission Expires 9-83

Commission of Chicago Title Insurance Company.

F. 2113

517

250