

Exhibit A

Legal Description – Stockman Bank Billings Downtown

12/22/2006 Deed (410 & 412 N. 28th)

Lots 1-4, Block 53 Foster Addition

Geo Code 03-1033-32-4-06-01-0000

Lots 5-6, Block 53 Foster Addition

Geo Code 03-1033-32-4-06-02-0000

6/7/2010 Deed (to SB from City)

Lot 7 & 8, Block 53 Foster Addition

Geo Code 03-1033-32-4-06-03-0000

7/01/2011 Deed (to SB from City of Billings)

Lots 9 through 12, Block 53 of Foster's Addition to the Town of Billings, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the Office of the Clerk and Recorder of said County. **Geo Code 03-1033-32-4-06-04-0000**

and

Lot 26, Block 49 of Amended Plat of Foster's Addition to the Town of Billings, Amending the vacated railroad right-of-way between Block 49 and 53, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 3588473. **Geo Code 03-1033-32-4-06-05-0000**

Exhibit B

Exhibit B Public Improvements

Item	Cost	MT Code
Demolition and Abatement	\$107,112.00	7-15-4288 (2)
Underground Utilities	203,076	7-15-4288 (4)
Landscaping & Parking	320,570	7-15-4288 (4)

EXHIBIT C

The First Reimbursement shall be in the amount of \$50,000.00 and be paid to Developer on June 30, 2012 provided the Project has been certified as complete by the Development Committee and subject to available allocated funds.

Annual Encumbered Project Allocations for the District:

Are set forth in 1-5 below and are ESTIMATES as of the start of **FY 2013** and are subject to variations based upon actual costs.

Maximum Total Reimbursement Shall Not Exceed \$630,000.00

1. Tax Increment Bond Payments, **estimated** at \$1.2 Million in FY 2013
2. City Cost Allocations, **estimated** at \$31,050 in FY 2013
3. Downtown Billings Partnership, Inc. Management Services, **estimated** at \$232,875 in FY 2013
4. Appraisal and Pre-Development Costs, **estimated** at \$10,350 in FY 2013
5. TIFD Public Safety Program, **estimated** at \$36,225 in FY 2013

Total **estimate** for FY 2013 of Annual Encumbered Project Allocations is \$1,510,500

Additional projects funded by Fund 203 shall be allocated and calculated after the Annual Encumbered Project Allocations, 45% Northern Hotel project and after the 15% Stockman project allocations.