

RedOxx Project

Project Costs

| | |
|--|--------------------|
| Building Acquisition | \$335,000 |
| Construction/Rehabilitation Costs | |
| Off Site Storm Drain Work Sch I | \$24,250 |
| Off Site Improvements Sch II | \$37,575 |
| On Site Utility Improvement Sch III | \$29,450 |
| Earthwork & Site Prep | \$7,880 |
| TIF Earthwork & Site Prep | \$2,570 |
| Hardscape | \$13,562 |
| TIF Hardscape | \$31,662 |
| Landscape | \$37,920 |
| TIF Landscape | \$4,000 |
| Back In Parking | \$0 |
| Building Improvements | \$510,500 |
| SUBTOTAL | \$699,369 |
| Fees | |
| Permits/Design Sanderson Stewart | \$9,200 |
| Permits/Design Land Design | \$7,457 |
| Other Fees: Contingency Soft Costs | \$20,136 |
| SUBTOTAL | \$36,793 |
| TOTAL | \$736,162 |
| PROJECT TOTAL | \$1,071,162 |

TIF Analysis

| | |
|------------------------------------|------------------|
| TIF Eligible Improvements | |
| Off Site Storm Drain Work Sch I | \$24,250 |
| Off Site Improvements Sch II | \$37,575 |
| Sch I & II Contingency (15%) | \$9,274 |
| Earthwork & Site Prep | \$2,570 |
| Hardscape | \$31,662 |
| Landscape | \$4,000 |
| Land Design Contingency (12%) | \$3,741 |
| TOTAL TIF ELIGIBLE EXPENSES | \$113,072 |

| | |
|---------------------------------------|------------------|
| East TIF Finances | |
| Cash as of 08/17/11 | \$307,836 |
| Less: | |
| Form Based Code Contract | \$49,000 |
| Exposition Gateway Master Pla | \$25,000 |
| TIFD Coordinator position | \$50,000 |
| FIB Payment | <u>\$92,293</u> |
| | \$216,293 |
| Cash Available until December | \$91,543 |
| FY 12 Anticipated Revenue | |
| 12/1/2011 | \$119,760 |
| 7/1/2012 | \$119,760 |
| TIF 12/13/11 | \$211,303 |
| Estimated FY 12 Available Cash | \$331,063 |

For every \$1,000,000 invested, a return of \$14,371 can go the TIF District

Table. Hypothetical TIF revenue estimate for \$1 million new real property value

| TIF Calculation | Value | Comment |
|--------------------------|---------------|---|
| Assessed Value | 1,000,000 | Real property increment only: phase-in of appraised value |
| Comstead Exemption | -175,000 | DOR exemption: 17.5% for commercial (Comstead), 41.8% for residential (Homestead) |
| Subtotal | 825,000 | Assessed value minus exemption |
| Taxable Value | 22,400 | equals 2.72% of subtotal above, per DOR exemption for every property |
| Mill Levy | 640.00 | Estimated; tax per \$1,000 in taxable value |
| Real Property Tax | 14,371 | Taxable value multiplied by mill levy |

Calculated by ECONorthwest, based on FY 2011-12 data from Montana DOR.

Additional Value Total \$699,369
TIF Dollar Multiplier 1.44% (Per Calc Table Below)

Est Increment Generated \$10,071 Per Year

TIF Time Remaining 10 yrs

TOTAL EST INCREMENT **\$100,709** Increment that will be generated over the life of the TIF

45% MAXIMUM TIF INCENTIVE **\$45,319**



City of Billings E.B.U.R.D.

T.I.F.D Project Criteria For Public/Private Development Projects

Information & Application

Billings Industrial Revitalization District (BIRD)
P.O. Box 197
Billings, MT 59103
406.252.4745

**BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EAST DISTRICT TAX INCREMENT FINANCING (TIF) APPLICATION**

Project Name: Red Oxx Mfg, Inc. Production Facility

Date Submitted: 11/29/2011

APPLICANT INFORMATION

1. Name: Mazabuka, LLC
2. Address: 310 N 13th Street, Billings, MT 59101
3. Telephone Number: 406-671-7039

PROJECT INFORMATION

1. Building Address: 1123 2nd Avenue N, Billings, MT 59101
2. Legal Description: Lots 20-24, Block 74, of Town of Billings, in city of Billings, Yellowstone County, MT (Document# 16312)
3. Ownership: Mazabuka, LLC

Address: 310 N 13th Street, Billings, MT 59101

4. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

Name: _____

Address: _____

5. Existing/Proposed Businesses: Red Oxx Mfg, Inc.

Business Description: Manufacturing Production Facility

6. Employment: Existing FTE Jobs: 10

New Permanent FTE Jobs created by project: 2-10 Construction FTE Jobs: Unavailable

7. Architectural Firm: A & Architects

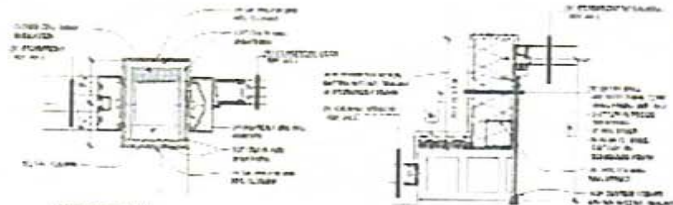
Address: 608 N 29th Street, Billings, MT 59101

Representative: Dennis Deppemeir

8. Description of Project: (Attach narrative explanation.)

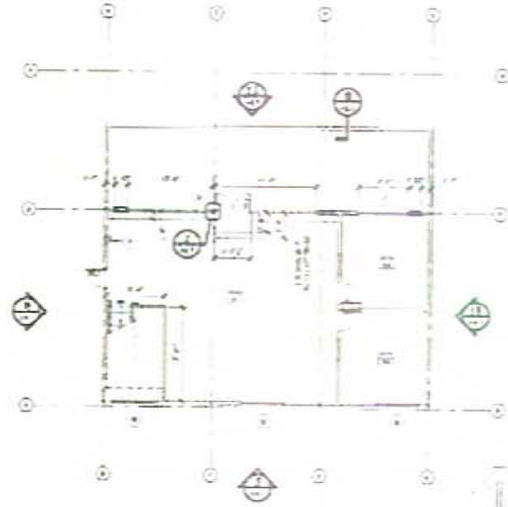
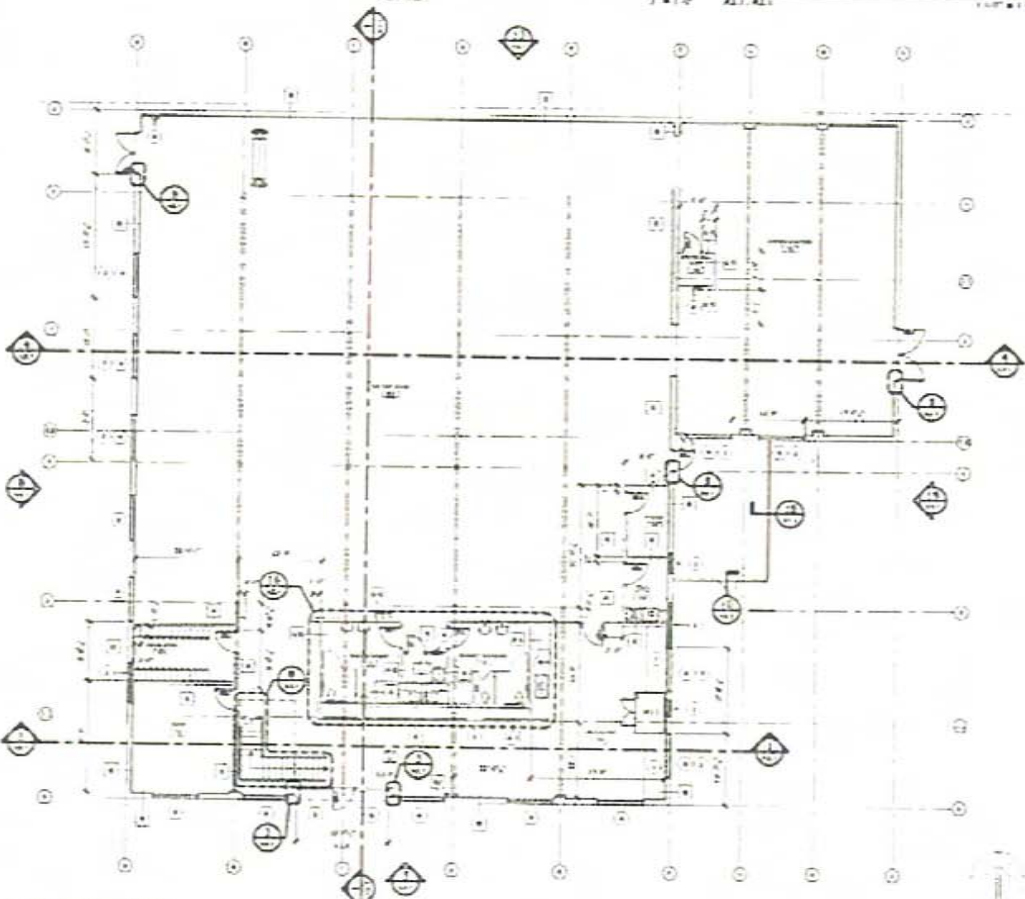
9. Rehabilitation/construction Plans: (Attach schematics, site and landscaping plans.)

10. Project Schedule: (Attach time line or schedule through completion.)



| NEW CONSTRUCTION KEY NOTES | |
|----------------------------|---|
| NO. | DESCRIPTION |
| 1 | ALL CONCRETE SHALL BE REINFORCED AND FINISHED AS SHOWN |
| 2 | ALL FORMS SHALL BE 1/2" THICK AND CONSTRUCTED IN NEW CONSTRUCTION |
| 3 | NEW TIE-IN JOINTS SHALL BE 1/2" DIA. AND PLACED AS NOTED |
| 4 | ALL STRUCTURAL LINEN SHALL BE 1/2" THICK AND SHALL BE 1/2" DIA. AND PLACED AS NOTED |

| WALL TYPES LEGEND | |
|-------------------|---|
| 1 | 1/2" CMU WITH 1/2" REINFORCING BARS |
| 2 | 1/2" CMU WITH 1/2" REINFORCING BARS AND 1/2" GYPSUM BOARD |
| 3 | 1/2" CMU WITH 1/2" REINFORCING BARS AND 1/2" GYPSUM BOARD AND 1/2" INSULATION |
| 4 | 1/2" CMU WITH 1/2" REINFORCING BARS AND 1/2" GYPSUM BOARD AND 1/2" INSULATION AND 1/2" EXTERIOR FINISH |
| 5 | 1/2" CMU WITH 1/2" REINFORCING BARS AND 1/2" GYPSUM BOARD AND 1/2" INSULATION AND 1/2" EXTERIOR FINISH AND 1/2" METAL CLADDING |
| 6 | 1/2" CMU WITH 1/2" REINFORCING BARS AND 1/2" GYPSUM BOARD AND 1/2" INSULATION AND 1/2" EXTERIOR FINISH AND 1/2" METAL CLADDING AND 1/2" GLASS CURTAIN WALL |
| 7 | 1/2" CMU WITH 1/2" REINFORCING BARS AND 1/2" GYPSUM BOARD AND 1/2" INSULATION AND 1/2" EXTERIOR FINISH AND 1/2" METAL CLADDING AND 1/2" GLASS CURTAIN WALL AND 1/2" ALUMINUM CURTAIN WALL |
| 8 | 1/2" CMU WITH 1/2" REINFORCING BARS AND 1/2" GYPSUM BOARD AND 1/2" INSULATION AND 1/2" EXTERIOR FINISH AND 1/2" METAL CLADDING AND 1/2" GLASS CURTAIN WALL AND 1/2" ALUMINUM CURTAIN WALL AND 1/2" GLASS CURTAIN WALL |



FLOOR PLANS
 RED OAK SITE #2
 RED OAK MANUFACTURING, INC.

PROJECT NO. 19111

A&E
 ARCHITECTS
 1000 N. GARDNER
 SUITE 100
 OMAHA, NE 68102
 (402) 466-1111
 WWW.AANDENR.COM

A2.1

PROJECT COSTS

Land and Site Improvements (Itemized)

| | |
|---------------------------------|---------------|
| 1. Equity in Land and Buildings | \$ 335,000.00 |
| 2. | \$ _____ |
| 3. | \$ _____ |
| 4. | \$ _____ |

Subtotal \$ 335,000.00

Construction/Rehabilitation Costs (Use general construction trade divisions)

| | |
|--|---------------------|
| 1. Off Site Storm Drain: Schedule I | \$ 24,250.00 |
| 2. Off Site Surface Improve: Schedule II | \$ 37,575.00 |
| 3. On Site Utility Improve: Schedule III | \$ 29,450.00 |
| 4. Earthwork & Site Prep | \$ 7,880.00 (avg.) |
| <i>TIF Eligible</i> | <i>2,570.00</i> |
| 5. Hardscape | \$ 13,562.00 (avg.) |
| <i>TIF Eligible</i> | <i>31,662.00</i> |
| 6. Landscape | \$ 37,920.00 (avg.) |
| <i>TIF Eligible</i> | <i>24,000.00</i> |
| 7. Back-In Parking | \$ Unknown |
| 8. <i>Building Improvements</i> | \$ 510,500.00 |
| 9. | \$ _____ |
| 10. | \$ _____ |

Subtotal ~~\$ 661,137.00~~ *\$ 699,369*

Fees

| | |
|---------------------------------------|--------------|
| 1. Permits/Design Sanderson Stewart | \$ 9200.00 |
| 2. Permits/Design Land Design Inc. | \$ 7457.00 |
| 3. Other fees: Contingency Soft Costs | \$ 20,136.00 |

Subtotal \$ 36,793.00

Total Project Development Costs ~~\$ 697,930.00~~ *\$ 736,162*

Date: November 14, 2011
 Project No.: 11055.01



**Engineer's Preliminary Opinion of Probable Cost
 for
 RED OXX - OFF SITE STORM DRAIN & SURFACE IMPROVEMENTS**

Schedule I: Off Site Storm Drain

| Item No. | Quantity | Unit | Description | Unit Price | Subtotal |
|-----------------------|----------|----------|--|--------------|-------------|
| 101 | | 1 L.S. | Mobilization and Insurance | \$1,900.00 = | \$1,900.00 |
| 102 | | 1 L.S. | Traffic Control During Construction | \$1,500.00 = | \$1,500.00 |
| 103 | | 1 E.A. | Connect to Existing Storm Drain Manhole | \$1,500.00 = | \$1,500.00 |
| 104 | | 10 L.F. | Remove Existing 12-inch Storm Drain Pipe | \$12.00 = | \$120.00 |
| 105 | | 1 E.A. | Relocate Existing Storm Drain Inlet | \$1,000.00 = | \$1,000.00 |
| 106 | | 3 E.A. | Storm Drain Manhole | \$2,000.00 = | \$6,000.00 |
| 107 | | 3 E.A. | Type II Storm Drain Inlet | \$2,000.00 = | \$6,000.00 |
| 108 | | 35 L.F. | 6-inch Storm Drain Pipe | \$28.00 = | \$980.00 |
| 109 | | 150 L.F. | 12-inch Storm Drain Pipe | \$35.00 = | \$5,250.00 |
| Schedule I Subtotal = | | | | | \$24,250.00 |

Schedule II: Off Site Surface Improvements

| Item No. | Quantity | Unit | Description | Unit Price | Subtotal |
|------------------------|----------|----------|---|--------------|-------------|
| 201 | | 1 L.S. | Mobilization and Insurance | \$5,000.00 = | \$5,000.00 |
| 202 | | 1 L.S. | Traffic Control During Construction | \$2,000.00 = | \$2,000.00 |
| 203 | | 625 S.Y. | Remove and Dispose of Existing Asphalt | \$5.00 = | \$3,125.00 |
| 204 | | 60 L.F. | Remove and Dispose of Curb and Gutter | \$5.00 = | \$300.00 |
| 205 | | 50 C.Y. | Unclassified Excavation | \$10.00 = | \$500.00 |
| 206 | | 50 C.Y. | 1 1/2-inch Base Gravel (3-inch Thick Section on Existing) | \$24.00 = | \$1,200.00 |
| 207 | | 450 L.F. | Curb and Gutter | \$20.00 = | \$9,000.00 |
| 208 | | 500 S.F. | 4-inch Thick Concrete Flatwork | \$5.00 = | \$2,500.00 |
| 209 | | 2 E.A. | New ADA Accessible Curb Ramps w/ Domes | \$2,500.00 = | \$5,000.00 |
| 210 | | 500 S.Y. | Asphalt Surface Course (5-inch Thick) | \$15.00 = | \$7,500.00 |
| 211 | | 1 L.S. | Signing & Striping | \$1,450.00 = | \$1,450.00 |
| Schedule II Subtotal = | | | | | \$37,575.00 |

| | |
|--|-------------|
| Construction Subtotal = | \$61,825.00 |
| Construction Contingency (15%) = | \$9,273.75 |
| Construction Subtotal Plus Contingency = | \$71,098.75 |

Engineering Fees

| | |
|-------------------------|------------|
| Permitting and Design = | \$6,900.00 |
|-------------------------|------------|

| | |
|--|--------------------|
| Construction Total and Engineering Fees = | \$77,998.75 |
|--|--------------------|

Notes:

All items are complete and in place.

Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.

Date: December 1, 2011
 Project No.: 11055.01



**Engineer's Preliminary Opinion of Probable Cost
 for
 RED OXX - ON-SITE DEMOLITION & UTILITY IMPROVEMENTS**

Schedule III: On-Site Demolition & Utility Improvements

| Item No. | Quantity | Unit | Description | Unit Price | Subtotal |
|----------|----------|----------|--|-----------------------|-------------|
| 301 | | 1 L.S. | Mobilization and Insurance | \$2,500.00 = | \$2,500.00 |
| 302 | | 510 S.Y. | Remove and Dispose of Existing Asphalt | \$5.00 = | \$2,550.00 |
| 303 | | 725 S.F. | Remove and Dispose of Existing Concrete | \$2.50 = | \$1,812.50 |
| 304 | | 100 C.Y. | Unclassified Excavation | \$10.00 = | \$1,000.00 |
| 305 | | 1 E.A. | 1.5-Inch Water Service & Street Restoration | \$2,500.00 = | \$2,500.00 |
| 306 | | 2 E.A. | Type IV Storm Drain Inlet with Beehive Grate | \$2,500.00 = | \$5,000.00 |
| 307 | | 175 L.F. | 6-inch Storm Drain Pipe | \$28.00 = | \$4,900.00 |
| 308 | | 85 L.F. | 8-inch Perforated Storm Drain Pipe | \$30.00 = | \$2,550.00 |
| 309 | | 200 C.Y. | Boulder Pit Including Excavation, Rock, and Fabric | \$55.00 = | \$11,000.00 |
| | | | | Schedule I Subtotal = | \$33,812.50 |

| | | | | | |
|--|--|--|--|--|-------------|
| | | | | Construction Subtotal = | \$33,812.50 |
| | | | | Construction Contingency (15%) = | \$5,071.88 |
| | | | | Construction Subtotal Plus Contingency = | \$38,884.38 |

Engineering Fees

| | | | | | |
|--|--|--|--|-----------------------|------------|
| | | | | Permitting & Design = | \$2,300.00 |
|--|--|--|--|-----------------------|------------|

| | | | | | |
|--|--|--|--|--|--------------------|
| | | | | Construction Total and Engineering Fees = | \$41,184.38 |
|--|--|--|--|--|--------------------|

Notes:

All items are complete and in place.

Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.

Attached for your review is the Opinions of Probable cost for portions of the proposed Red Oxx site improvements. The off-site estimate includes work from the back of the proposed curb out to the street for the angled parking and the storm drain improvements for the angled parking.. The on-site estimate includes only the on-site storm drain and new 1.5-inch water service. It is my understanding that Land Design's estimate will include the remaining demolition and site improvements items.

We are in the process of gathering additional topographic data points so we can complete the design and grading of the angled parking improvements. Please contact me with any questions or if you need any additional information. Thank you.

Patrick Davies, PE, CDP, LEED AP

Associate/Senior Engineer

Sanderson Stewart

1300 North Transtech Way

Billings MT 59102

Phone 406/656-5255

Direct 406/869-3333

Mobile 406/698-5699

pdavies@sandersonstewart.com

www.sandersonstewart.com

Red Oxx

November 16th, 2011

Landscape Quantities & Estimated Costs- Per Plan

For illustration purposes only- this is a preliminary estimate

Estimate based on assumed site conditions. Actual site conditions may vary.



RED OXX

Earthwork & Site Prep

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|-----------------|---------------------|------|----------|---------------|----------------|-------------------|-------------------|-------------------|
| Rough Grading | Assumes Entire Site | SF | 7,000 | \$0.10 | \$0.12 | \$700.00 | \$840.00 | \$770.00 |
| Top Soil | | CY | 260 | \$20.00 | \$25.00 | \$5,200.00 | \$6,500.00 | \$5,850.00 |
| Spread Top Soil | | SF | 7,000 | \$0.10 | \$0.12 | \$700.00 | \$840.00 | \$770.00 |
| Fine Grading | Assumes Entire Site | SF | 7,000 | \$0.06 | \$0.08 | \$420.00 | \$560.00 | \$490.00 |
| Subtotal | | | | | | \$7,020.00 | \$8,740.00 | \$7,880.00 |

Hardscape

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|--------------------------|-------------|------|----------|---------------|----------------|--------------------|--------------------|--------------------|
| Benches | by other | EA | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Bollards | by other | EA | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fence | by other | EA | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Concrete Walk | | SF | 1820 | \$4.85 | \$5.95 | \$8,827.00 | \$10,829.00 | \$9,828.00 |
| Concrete Colored/Stamped | | SF | 380 | \$6.85 | \$7.95 | \$2,603.00 | \$3,021.00 | \$2,812.00 |
| Concrete Drive Pad | thickened | SF | 144 | \$5.85 | \$6.95 | \$842.40 | \$1,000.80 | \$921.60 |
| Subtotal | | | | | | \$12,272.40 | \$14,850.80 | \$13,561.60 |

Landscape

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|------------------------------|-------------------|------|----------|---------------|----------------|--------------------|--------------------|--------------------|
| Deciduous Trees | 3-4" Cal | EA | 12 | \$450.00 | \$550.00 | \$5,400.00 | \$6,600.00 | \$6,000.00 |
| Shrub Area | mulch, fabric | SF | 700 | \$3.00 | \$4.00 | \$2,100.00 | \$2,800.00 | \$2,450.00 |
| Shrubs - Large | #5 Cont. | EA | 98 | \$55.00 | \$65.00 | \$5,390.00 | \$6,370.00 | \$5,880.00 |
| Shrubs - Small | #2 Cont. | EA | 279 | \$25.00 | \$35.00 | \$6,975.00 | \$9,765.00 | \$8,370.00 |
| Lawn Seeding | Hydroseeding | SF | 1,840 | \$0.24 | \$0.26 | \$441.60 | \$478.40 | \$460.00 |
| Edging | | LF | 25 | \$1.50 | \$2.00 | \$37.50 | \$50.00 | \$43.75 |
| Irrigation System Connection | Allowance for POC | LS | 1 | \$11,000.00 | \$15,000.00 | \$11,000.00 | \$15,000.00 | \$13,000.00 |
| Irrigation System | | SF | 2,640 | \$0.55 | \$0.75 | \$1,452.00 | \$1,980.00 | \$1,716.00 |
| Subtotal | | | | | | \$32,796.10 | \$43,043.40 | \$37,919.75 |
| Construction Total | | | | | | \$52,088.50 | \$66,634.20 | \$59,361.35 |

Soft Costs

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|------------------------------------|---------------------|------|----------|---------------|----------------|--------------------|--------------------|--------------------|
| Contingency | 12% of construction | % | 1 | \$6,250.62 | \$5,330.74 | \$6,250.62 | \$5,330.74 | \$5,790.68 |
| Subtotal | | | | | | \$6,250.62 | \$5,330.74 | \$5,790.68 |
| Soft Cost Total | | | | | | \$6,250.62 | \$5,330.74 | \$5,790.68 |
| TOTAL PROJECT COST- RED OXX | | | | | | \$58,339.12 | \$71,964.94 | \$65,152.03 |

TIFD FUNDS

Earthwork & Site Prep

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|-----------------|---------------------|------|----------|---------------|----------------|-------------------|-------------------|-------------------|
| Rough Grading | Assumes Entire Site | SF | 2,530 | \$0.10 | \$0.12 | \$253.00 | \$303.60 | \$278.30 |
| Top Soil | | CY | 94 | \$20.00 | \$25.00 | \$1,880.00 | \$2,350.00 | \$2,115.00 |
| Fine Grading | Assumes Entire Site | SF | 2,530 | \$0.06 | \$0.08 | \$151.80 | \$202.40 | \$177.10 |
| Subtotal | | | | | | \$2,284.80 | \$2,856.00 | \$2,570.40 |

Hardscape

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|--------------------|-------------|------|----------|---------------|----------------|--------------------|--------------------|--------------------|
| Concrete Walk | | SF | 2530 | \$4.85 | \$5.95 | \$12,270.50 | \$15,053.50 | \$13,662.00 |
| Tree Grate - Frame | 48" | EA | 8 | \$2,000.00 | \$2,500.00 | \$16,000.00 | \$20,000.00 | \$18,000.00 |
| Subtotal | | | | | | \$28,270.50 | \$35,053.50 | \$31,662.00 |

Landscape

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|--------------------|-------------|------|----------|---------------|----------------|-------------------|-------------------|-------------------|
| Deciduous Trees | 3-4" Cal | EA | 8 | \$450.00 | \$550.00 | \$3,600.00 | \$4,400.00 | \$4,000.00 |
| Subtotal | | | | | | \$3,600.00 | \$4,400.00 | \$4,000.00 |
| Construction Total | | | | | | \$34,155.30 | \$42,309.50 | \$38,232.40 |

Soft Costs

| Type | Description | Unit | Quantity | Low-Est./Unit | High-Est./Unit | Low-Range | High-Range | Average Est. |
|---------------------------------------|---------------------|------|----------|---------------|----------------|--------------------|--------------------|--------------------|
| Contingency | 12% of construction | % | 1 | \$4,098.64 | \$3,384.76 | \$4,098.64 | \$3,384.76 | \$3,741.70 |
| Subtotal | | | | | | \$4,098.64 | \$3,384.76 | \$3,741.70 |
| Soft Cost Total | | | | | | \$4,098.64 | \$3,384.76 | \$3,741.70 |
| TOTAL PROJECT COST- TIFD FUNDS | | | | | | \$38,253.94 | \$45,694.26 | \$41,974.10 |

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

| | |
|-----------------------|---------------|
| Cash Invested | \$ _____ |
| Land & Buildings | \$ 335,000.00 |
| Other (Specify) _____ | \$ _____ |
| _____ | \$ _____ |

Subtotal \$ 335,000.00

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

| Lender | Loan Amount | Interest | Term | Payment/Period |
|-----------------------|-----------------|----------|-----------|----------------|
| First Interstate Bank | \$ Upon Request | _____ % | _____ yrs | \$ _____/Month |

Total Loan Amount \$ Upon Request FIB

TIF Request FOR improvements within the Public Right of Way

Eligible Improvements (See Narrative)

| | |
|--|--------------|
| Schedule I Off Site Storm Drain | \$ 24,250.00 |
| Schedule II Off Site Surface Improvement | \$ 37,575.00 |
| Schedule I & II Contingency (15%) | \$ 9274.00 |
| Earthwork & Site Prep/Hard & Landscape/Cont. | \$ 41,975.00 |

Subtotal \$ 113,074.00

Sources of Funds Summary (Post totals from above.)

| | |
|----------------------------------|----------------------|
| Developer Equity | \$ 335,000.00 |
| Lender Commitments | \$ Upon Request: FIB |
| TIF Request | \$ 113,074.00 |
| Other Funds: Permits/Design Fees | \$ 16,657.00 |

Total Project Financing \$ 464,731.00+FIB

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: Mazabuka, LLC

Address: 310 N 13th Street, Billings, MT 59101

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of Yellowstone County, Montana.

3.

_____ A corporation.

_____ A nonprofit or charitable institution or corporation

___X___ A partnership known as Mazabuka, LLC.

_____ Other (explain): _____

Date of organization: June, 2009

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

| <u>Name and Address</u> | <u>Nature and Extent of Interest</u> |
|--|--------------------------------------|
| Jim & Amanda Markel 240 Parkhill Drive Billings, MT 59101 | Principal Members 37.5% ea |
| Perry & Deana Jones 1732 Primrose Drive Billings, MT 59105 | Principal Members 12.5% ea |

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements.
2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?
No ___X___ Yes _____ If yes, give date, place, and under what name

3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
No Yes If yes, give date, charge, place, court and action taken for each case.

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

Name: Neumann Construction

Address: 2609 Selvig Ln, Billings, MT 59102

2. Has such contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
No Yes If yes, explain.

CERTIFICATION

I (we), Mazabuka, LLC (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature _____

Title Principal Member

Address 310 N 13th Street

Billings, MT 59101

Date 29 November 2011

Signature _____

Title Principal Member

Address 310 N 13th Street

Billings, MT 59101

Date 29 November 2011

THE CITY OF **BILLINGS, MONTANA**

- City Base Map
- Light Districts
- PW Utilities Map
- Planning Dept Map
- PW Storm Water Sys

Mapping

Search



Show All Selections

Clear

Selection Options

Zoom to selected map feature

Selected Tax Parcels w/Owner and Property Info Feature

| | |
|-------------------------|--|
| TaxID | A00514 |
| GeoCode | 03103333115030000 |
| Centrally Assessed | |
| PropertyID | 267982 |
| Property Class Code | 2207 |
| Tax Year | 2011 |
| Owner Name | GENUINE PARTS COMPANY |
| Additional Legal Owners | Show Other Owners (if applicable) |
| Mail Address1 | 2999 CIRCLE 75 PKWY SE |
| Mail Address2 | |
| Mail City | ATLANTA |
| Mail State | GA |
| Mail Zip | 30339-3050 |
| Physical Address | 1123 2ND AVE N |
| Area Calc Method | Sqft |
| Parcel Sq Ft | 17500 |
| Acres | |
| Levy District | 03-0965T4-2T4 |
| Subdivision | BILLINGS ORIGINAL TOWNSITE |
| Block | 74 |
| Lot | 20 |
| Property Type | CU - Commercial Urban |
| Living Units | |
| Zoning (MDOR) | CI |
| Fronting Descr | 1 - Major Strip or Central Business District |
| Dwelling Value | |
| MOB Value | |
| Comm Value | 229370 |
| Oby Flat Value | 1657 |
| Tot Impt Value | 231000 |
| Tot Market Value | 113750 |
| Short Legal Description | BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 74, Lot 20 - 24 |

Map Tool Options

The current cursor mode is set to 'Pan / Recenter'. Clicking on the map directly will adjust the center of the extent of the entire map.



Yellowstone County, Montana

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Disclaimer: Not all fields are currently maintained. The [accuracy of the data is not guaranteed](#). Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

Owner Information

Tax ID: A00514

Primary Party

Primary Owner Name: GENUINE PARTS COMPANY

2011 Mailing Address: GENUINE PARTS COMPANY
2999 CIRCLE 75 PKWY SE
ATLANTA, GA 30339-3050

Property Address: 1123 2ND AVE N

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 74 Lot: 20

Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK
74, Lot 20 - 24

GeoCode: 03-1033-33-1-15-03-0000

[Show on Map](#)

Property Assessment Information

Levy District: EAST BILLINGS URBAN RENEW

Assessed value

Assessed Land Value = \$ 113,750.00

Assessed Building(s) Value = \$ 274,050.00

Total Assessed Value = \$ 387,800.00

Taxable Market Value*

Tax Year: 2011

| Class Code | Amount |
|---|-----------------------|
| 2207 - Commercial City or Town Lots | = \$ 81,423.00 |
| 3507 - Improvements on Commercial City or Town Lots | = \$ 199,907.00 |
| | Total = \$ 281,330.00 |

* The values shown are for the given tax year as supplied by the Department of Revenue. This value is used to calculate the property tax and is not the true market value of the property. The most recent market value is not allowed to be used by the Legislature. For questions regarding how the taxable market value is derived, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](tel:406-896-4000).

City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

Rural SID Payoff Information

NONE

Property Tax Billing History

| Year | 1st Half | 2nd Half | Total |
|----------------------|-----------------|-----------------|--------------|
| 2000 | 2,366.11 P | 2,366.09 P | 4,732.20 |
| 2001 | 2,611.55 P | 2,611.54 P | 5,223.09 |
| 2002 | 2,799.54 P | 2,799.52 P | 5,599.06 |
| 2003 | 3,069.89 P | 3,069.88 P | 6,139.77 |
| 2004 | 3,128.91 P | 3,128.90 P | 6,257.81 |
| 2005 | 3,157.42 P | 3,157.40 P | 6,314.82 |
| 2006 | 3,090.74 P | 3,090.73 P | 6,181.47 |
| 2007 | 3,155.69 P | 3,155.68 P | 6,311.37 |
| 2008 | 3,126.35 P | 3,126.34 P | 6,252.69 |
| 2009 | 3,057.92 P | 3,057.90 P | 6,115.82 |
| 2010 | 3,108.74 P | 3,108.71 P | 6,217.45 |
| 2011 | 2,785.32 P | 2,785.29 | 5,570.61 |

(P) indicates paid taxes.

Click on year for detail.

Jurisdictional Information

Commissioner Dist: 2 - [James Reno \(R\)](#)

Senate: 25 - [Kendall VanDyk \(D\)](#)

House: 49 - [Mary McNally \(D\)](#)

Ward: 1 (BILLINGS)

[Peggie Gaghen](#)

[Jim Frank Ronquillo](#)

Precinct: 49A

Zoning: Controlled Industrial

[Click Here to view Billings](#)

[Regulations](#)

[Click Here to view Laurel](#)

[Regulations](#)

School Attendance Areas

High: SENIOR

Middle: RIVERSIDE

Elem: MCKINLEY

SD 2 Elementary Trustee (2): Pam Ellis

Any comments or questions regarding the web site may be directed to the [webmistress](#).



Yellowstone County, Montana

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Detail Property Tax Information

Disclaimer: The tax information was updated on 12/9/2011. Please notify the Treasurer's Office of any inaccuracies. Online Tax Billing History is available from Tax Year 2000 forward. If you wish information for prior tax years contact the Treasurer's Office.

Tax ID: A00514 Tax Year: 2011

| Code | District | 1st Half | 2nd Half | Total |
|---------------|---|-----------------|-----------------|-----------------|
| | EAST BILLINGS URBAN RENEW (Levy District) | 1,952.52 P | 1,952.52 | 3,905.04 |
| 122M | 122 WATER MAINT | 49.43 P | 49.42 | 98.85 |
| 2TI4 | 2TI4 EAST BILLINGS URBAN | 483.39 P | 483.38 | 966.77 |
| BACF | BACF BLGS ARTERIAL CONST FEE | 97.04 P | 97.04 | 194.08 |
| BFHS | BFHS BLGS FIRE HYD REAL | 27.46 P | 27.46 | 54.92 |
| BLSW | BLSW BILLINGS STORM SEWER | 85.14 P | 85.14 | 170.28 |
| BS#2 | BS#2 BLGS STREET MAINT #2 | 83.87 P | 83.87 | 167.74 |
| SOIL | SOIL SOIL CONSERVATION | 1.88 P | 1.87 | 3.75 |
| TIDU | TIDU TID - UNIVERSITY MILLAGE | 4.59 P | 4.59 | 9.18 |
| Totals | | 2,785.32 | 2,785.29 | 5,570.61 |

Date Paid 11/30/2011