

Husman, Karen

From: Brenna Weaver <Brenna@pyegen.com>
Sent: Wednesday, April 20, 2022 12:32 PM
To: Brad Brown; Sky Hazlehurst
Cc: 'Brian McDonald'; Targee Tomisin; Chris Haak; Charles Yegen; Patterson Yegen
Subject: Re: Cardwell Ranch
Attachments: Cardwell Ranch Light Pole.pdf

Hello all,

Thank you for taking the time to meet with us yesterday. Zoom isn't always ideal, but it was certainly a great opportunity to chat with your team and put "faces" to the names.

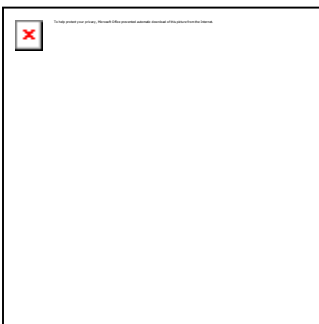
Please consider this as preliminary approval for the information submitted thus far for your pending purchase of Lot 15A at Cardwell Ranch. We think your project will be a wonderful part of the Development of Cardwell Ranch and we appreciate your diligent and conscientious approach to the Billings Community as a whole and our development in particular.

We have chosen Southern LedgeStone, Chardonnay as the preferred type of cultured stone for our monument signage. I hope this gives you the opportunity to see what our ideas are for the aesthetic direction our vision. <https://www.culturedstone.com/products/southern-ledgestone#chardonnay>

I'll get the lighting specs forwarded to you as well.

Please feel free to reach out if we can be of further assistance.

Best,
Brenna



Southern LedgeStone - Cultured Stone

Cultured Stone Southern LedgeStone brings visual interest to structures with stone of various shapes in blends of natural colors. They can be tight-fitted or mortared to achieve a number of unique treatments. Great for outdoor accents and indoor touches.

www.culturedstone.com

*Brenna Yegen Weaver
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From: Brad Brown <Brad@stewardland.com>
Sent: Wednesday, April 13, 2022 4:18 PM
To: Sky Hazlehurst <Sky@stewardland.com>; Brenna Weaver <Brenna@pyegen.com>
Cc: 'Brian McDonald' <bmcDonald@naibusinessproperties.com>; Targee Tomisin <targee@stewardland.com>; Chris Haak <chaak@sandersonstewart.com>
Subject: RE: Cardwell Ranch

Brenna,

Attached are the architectural and civil site plans for your review. We have worked with local real estate agents, we have taken advice from the city staff, and we have done a market study for the area and this property specific. We feel like we have a product that is appropriate for the area and the market demands, and we also designed it to complement and not compete directly with the other project that is being done nearby. It is our understanding that we will need to get a height variance. We have hired Sanderson Stewart as the civil but also to be the boots on the ground and cover local meetings.

We are available between 11 and 2:30 on Monday or after 12 on Tuesday. Let me know which would work for everyone.

Also, I have never done one of these, could you give me an idea what to expect?

Thanks



Brad Brown *Managing Partner*
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From: Sky Hazlehurst <Sky@stewardland.com>
Sent: Wednesday, April 13, 2022 3:17 PM
To: Brenna@pyegen.com
Cc: Brad Brown <Brad@stewardland.com>; 'Brian McDonald' <bmcDonald@naibusinessproperties.com>; Targee Tomisin <targee@stewardland.com>
Subject: Cardwell Ranch

Brenna, hope all is well. We have been pressing our civil engineer (Sanderson Stewart) to schedule a DRC meeting for the last 2 or 3 weeks. I'm not sure if they have reached out to the appropriate person yet? We really need to get this meeting set before our DD deadline. That meeting will determine if we can let our DD deposit go non-refundable. Can you please get me in touch with the appropriate contact to make this DRC happen? Feel free to call or email my partner Brad, he will be presenting at the DRC. Thank you for the help! Brad is CCd here and his cell is 801.837.2020.



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