

(406) 698-3153  
SBURABILLINGS@GMAIL.COM  
DICKZIER@GMAIL.COM  
.....  
2139 BROADWATER AVE. STE F  
BILLINGS, MONTANA 59102

11/05/2024

REASONS TO APPROVE

SERVICE PRO EXPRESS LUBE TIF REQUEST

1. THIS IS A NEW BUSINESS IN THE SBURA DISTRICT.
2. THIS WILL BE THE FIRST SERVICE PRO EXPRESS LUBE IN BILLINGS, WITH PLANS TO EXPAND IN BILLINGS OVER THE NEXT 3- 5 YEARS.
3. IT WILL HAVE 18-20 FTE EMPLOYEES. FTE EMPLOYEES WILL HAVE FULL BENEFITS, SUCH AS HEALTH, LIFE, DENTAL CARE, AND VISION ALONG WITH MATCHING IRA BENEFITS.
4. IT WILL HAVE UP TO 9 FULLY TRAINED TECHNICIANS.
5. SERVICE PRO IS A VETERAN AND FAMILY-OWNED BUSINESS.
6. THEY HAVE AN APPROVAL LETTER FROM BRAVERA BANK.
7. PRO EXPRESS LUBE OFFERS STUDENTS UP TO \$4,500 TOWARDS THEIR 1<sup>ST</sup> YEAR OF TRADE SCHOOL (\$1,500 EACH YEAR OF SERVICE WORKED).
8. THIS IS A GREAT EXAMPLE OF BUSINESS DEVELOPMENT IN THE SBURA TIF DISTRICT.
9. I RECOMMEND THE APPROVAL OF THIS TIF REQUEST.

SBURA

DICK ZIER, CONSULTANT

CDW Construction	Cost	Allowability	ability	Total
		MT Code	MT Code	
		7/15/4233	7/15/4288	
Plans & Permits	\$77,415.00	\$77,415.00		
Acquisition	\$1,030,000.00			
Demolition & Site Clearance	\$216,750.00	\$4,500.00	\$212,250.00	\$216,750.00
Utilities	\$131,500.00		\$131,500.00	\$131,500.00
Landscape Improvements	\$38,000.00		\$38,000.00	\$38,000.00
<b>Total</b>	<b>\$1,493,665.00</b>			<b>\$386,250.00</b>
<b>Total Project Cost</b>	<b>\$2,114,541.00</b>	<b>\$81,915.00</b>	<b>\$381,750.00</b>	<b>\$386,250.00</b>
Maximum TIF Assistance (16.67%) of Total Project Cost	\$180,792.00			
Requested TIF Assistance	\$300,000.00			
Approved	\$215,170.00			
Expected Increase in Taxable Value (80%) of Project Cost	\$1,691,632.00			
Commercial Tax Rate (1.89%)	\$31,972.00			
Annual Tax Increment (67.3 Mills)	\$21,517.00			
Payback Period (years)	10			
PUBLIC PRIVATE RATIO				
TOTAL PROJECT COST	\$2,114,541.00			
MINUS LAND ACQUISITION	\$1,030,000.00			
PRIVATE INVESTMENT TOTAL	\$1,084,541.00			
PUBLIC INVESTMENT	\$215,170.00			
5.04 X PRIVATE TO PUBLIC INVESTMENT				



CDW Construction  
 3132 Western Bluffs Blvd, Billings MT 59106  
 406-672-1448

9/26/24 Full steel building with steel wings

Cost submitting to SBURA Notes

**Plans/Permits**

Permit and plan review fees	\$ 12,500
Architect	\$ 36,500
Structural	\$ 12,500
Mechanical/Elec Eng	\$ 14,700
Civil Eng	\$ 21,465
Geo-tech report	\$ 5,560
landscape architect	\$ 6,950

**Site work**

Mobilize/Demo/site prep	\$ 48,100	\$ 48,100	Site work
Topsoil Strip & Replace/Earthwork	\$ 26,976	\$ 26,976	Site work
Building Excavation/Backfill/Pad Prep	\$ 23,015		Building Prep
Asphalt prep & Lay/gravel base/site fabric	\$ 88,910	\$ 88,910	Site work
Curb/Gutter	\$ 10,557	\$ 10,557	Site work
Parking Lot Approach	\$ 4,356	\$ 4,356	Site work
Concrete Apron around building	\$ 25,708	\$ 25,708	Site work
Concrete Sidewalk	\$ 2,150	\$ 2,150	Site work
Garbage Pad with Bollards	\$ 8,458	\$ 8,458	Site work
Water/Sewer/ Storm/utility's	\$ 128,000	\$ 128,000	Utilities
Asphalt striping and ADA Signage	\$ 1,535	\$ 1,535	Site work
NWE to add Transformer	\$ 3,500	\$ 3,500	Utilities
Landscaping	\$ 38,000	\$ 38,000	Landscaping

**Building (Structural Steel Bays with Structural Steel Wings)**

Metal building package	\$ 78,017.00
Metal building erection	\$ 41,111.00
Metal soffit/ fascia	\$ -
Gutters and downspouts	\$ -
Metal siding (26 ga)	\$ -
Metal roofing (26 ga)	\$ -
Steel liner panel inside shop 3000SF supply	\$ 9,200.00
Steel liner panel install 3000sf	\$ 4,600.00
FPF slab for pits	\$ 2,500
FPF pit walls	\$ 4,500
FPF mono slab for bays, office, storage	\$ 14,025
Concrete material	\$ 14,250
Prefabbed rebar	\$ 3,800
Metal Soffit/fascia	\$ 2,500
Lumber	\$ 1,500
Trim material	\$ 2,500
Plumbing	\$ 23,500
Light fixtures	\$ 6,500
Electrical labor	\$ 29,000
Low voltage	\$ 1,500
Insulation (supply and install) R38 roof and R21 walls	\$ 23,800
HVAC	\$ 18,500
Sheetrock, tape, and texture	\$ 14,000
install framing for wainscot and sheeting	\$ 2,900
Supply and Install Profit-rock for wainscot	\$ 26,740
install awning that is supplied by metal building manufacture	\$ 2,000
Painting	\$ 6,000
Acoustical ceilings office/bathrooms	\$ 3,500
Glass	\$ 800
Flooring in breakroom carport squares	\$ 3,500
Polished Concrete in lobby and bathroom	\$ 4,000
Overhead doors	\$ 79,200
Windows	\$ 5,250
Doors and Hardware	\$ 7,500
Install Doors and panic hardware	\$ 3,800
Trim carpenter labor	\$ 4,500
Bathroom vanities and countertops toilet partitions	\$ 4,500
General liability and builders risk insurance	\$ 1,800
General conditions and overhead	\$ 25,000

Construction and final cleaning	\$	4,500
Dumpster	\$	2,500
Lot (corner of Calhoun and King)	\$	1,030,000
Subtotal	\$	2,032,733
Fee	\$	61,808
Contingency	\$	20,000
Total	\$	2,114,541

386,250 Submitted to SBURA



October 25, 2024

Dear Dick Zier & Committee,

5 Polacks Inc. DBA Service Pro Express Lube is excited to apply for this program.

This location provides great traffic count along with proximity to Sams Club and Cabelas. This is an up-and-coming area that we are excited to be apart of. We feel like we will add to the services provided in the area.

We are a veteran and family-owned business (5 Polacks Inc).

We expect to employ 18-20 people offering competitive pay and full benefits to our full-time employees such as health, life, dental care, and vision along with matching IRA benefits.

We are excited to be part of the community. We offer a scholarship to the students who work for us. They can earn up to \$4500 towards their first year of trade school (\$1500 each year of service worked).

Service Pro Express Lube thanks you for your consideration.



# BRAVERA

October 23, 2024

5PE  
4402 Boulder Ridge RD  
Bismarck ND 58503

Jason Kukowski and owners of 5PE:

It is my pleasure to inform you that you have been approved for a loan in order to build a Service Pro location located at 743 Calhoun Lane.

The request for the loan has met our underwriting standards and we have determined the collateral is acceptable, the title is acceptable, and you qualify for the loan. Please call me at 406-294-6486 if you have any questions regarding your approval.

Thank you,

Tanner Bollum  
Commercial Lending Officer

***SERVICE PRO***<sup>®</sup>

A red swoosh graphic that starts as a thin line on the left and curves into a thick, arrow-like shape pointing to the right, ending in a white motion-blur effect.

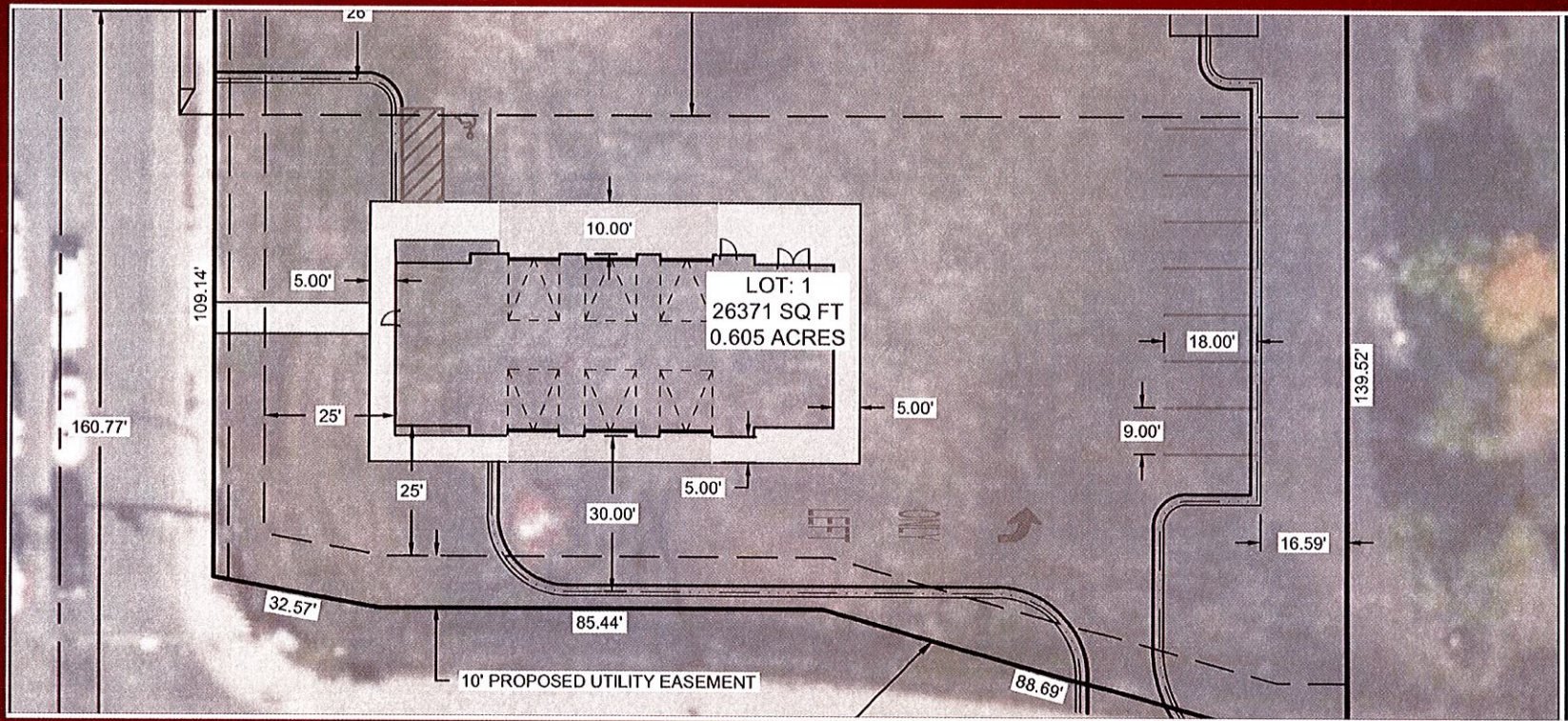
***EXPRESS LUBE***

**Business Plan**

## EXECUTIVE SUMMARY

5 Polacks Inc. will bring the first Service Pro Express Lube to Montana. It will be a fast-paced ten-minute oil change express lube. 5 Polacks Inc. will first establish the business in Billings, MT at 743 Calhoun Ln. an area with a traffic count of approximately 9665 cars per day. 5 Polacks Inc. will purchase approximately 80,000 square ft. of property located directly north of Cabela's (see following page ) 5 Polacks Inc. plans to expand in Billings, MT over the next three to five years. Owners of 5 Polacks Inc. include Jason Kukowski, Jaxson Kukowski, Robert Nalewaja, Josh Kukowski and Trent Kukowski.

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## COMPANY DESCRIPTION

- ❑ 5 Polacks Inc. is registered as a S-Corp based out of Bismarck, North Dakota
- ❑ The physical address is: 4402 Boulder Ridge Road. Bismarck, ND 58503.

The sole purpose of 5 Polacks Inc. is to provide fast, reliable service for Billings, MT and the surrounding areas. We will do this with state-of-the-art technology with our innovative POS system which includes inventory, sales, customer history, manufacturer's recommendations, detailed vehicle specifications and data security. This along with state-of-the-art tools to ensure all work is done in a safe and timely manner.

## BUSINESS GOAL

5 Polacks Inc. is looking to tap into an underutilized market with 10-minute oil changes.

In short 5 Polacks Inc. is to develop a well-represented establishment in Billings, MT for the busy lifestyle of everyday people and allow them to receive oil changes quickly and in a timely manner.

Service Pro Express

“Where Your Time is Our Priority!”

# MANAGEMENT STRUCTURE

Service Pro Express Lube will have a standard management structure which include a manager and up to 9 technicians.

Managers will go thru training including:

- Technology
- Management (culture, floor control & more)
- Marketing, customer satisfaction and monitoring
- Bookkeeping, KPI, hiring and recruiting
- Employee scheduling
- Risk management and compliance

Managers will be responsible for training and managing the technicians while managing everyday operations that include ordering, POS and invoicing.

Technicians will be responsible for the oil changes, filter replacement, windshield wiper replacement as well as tire rotation.

## PRODUCTS & SERVICES

Our service work will provide quick and convenient vehicle service that include the following:

- 10-minute oil changes
- Oil and air filter replacement
- Windshield wiper replacement
- Tire rotation

Click the link for a view of what our vehicle service will look like including a 10-minute oil change and tire rotation. It also showcases the use of the software and POS system we will be using in the shop.

<https://www.ints.com/fast-lube-video>

# QUICK LUBE SALES OPPORTUNITY

## NATIONAL AVERAGE ANNUAL SALES

<u>Services</u>	<u>Average Price</u>	<u>Industry Average</u>
Premium Synthetic Oil Change	\$129.99	35%
Headlight Bulbs	\$29.99	1%
Windshield Wiper Replacement	\$19.99	6%
Air Freshners	\$1.99	5%
Cabin Air Filters	\$25.99	3%
Engine Air Filters	\$18.99	25%
Fuel Filters	\$45.99	6%
Rain X Windshield Treatment	\$4.99	5%
Additive Sales	\$9.99	8%
Lucas Engine Oil Additive	\$29.99	2%
Engine Flush	\$99.99	4%
Radiator Flush	\$149.99	6%
Power Steering Flush	\$99.99	6%
Gear Box Service	\$119.99	10%
ATF Exchange	\$159.99	6%
CVT Exchange	\$179.99	2%
Fuel Injector Cleaning	\$79.99	6%

## MARKETING

We intend to focus our market on everyday customers, car dealerships, as well as company fleet service. We intend to reach these markets through:

- Web, Print, Social Media
- Local advertising
- Radio and In-store marketing

# PROJECTIONS

For our income projections(\*) we will be using the following formula. We take the average invoice per car (\$120) x number of cars per day x days open per week (6) x 52 weeks in a year = Annual Income.

**SERVICE PRO** Service Pro Express Lube 1115 E 24 Business Loop E Dickinson, ND 58601 (701) 761-6209

Page 1 of 1  
DATE: 8/12/24  
TRANSACTION NO: 2408120005126  
INVOICE NO: 4126  
VEHICLE ID: Np-4750Wn

**Express Lube**

Customer and Vehicle Information		Service History	
HUNTER DUCKWITZ 123 ST Dickinson, ND 58601 (701) 260-7215		DATE	MILEAGE SERVICES
2023 Ford F-250 Super Duty XL ECV # 31 179 (MOTOR FLEX 383hp 181) VIN 1F17K2B6NGE64066	MILEAGE 70772	8/12/24	70772 451 WB WB
Fleet Information			
HOLMAN L I (THOMAS L I)		MT LEASES MOBILE LUB'G, NJ 08054 (800) 227-2273	
Employees		Service Comments	
UPPER NV	LOWER AVI	COUNTY# JOT	CASHIER
Service Checklist		Description	Qty. Price
STANDARD CHECKLIST		FULL SERVICE SEVER PEG	1.00 69.95
WIPER BLADES	REPLACED	MASS1 OIL FILTER	1.00 6.00
LIGHT CHECK	COMPLETED	SERVICE PRO SYN BLEND 5W30	7.00 15.74
AIR FILTER	CHECKED OK	AIR FILTER	1.00 29.99
CABIN AIR FILTER	N/A	22" SP HYBRID WIPER BLADE	1.00 21.99
CHECK BELTS	VISUAL OK	22" SP HYBRID WIPER BLADE	1.00 21.99
CHECK HOSES	VISUAL OK	SUBTOTAL	\$159.66
TRANSMISSION/TRANSAXLE FLUID	SEALANT REQUEST	SALE	
REAR DIFFERENTIAL FLUID	N/A		
TRANSFER CASE FLUID	N/A	SALES TAX	8.78
FRONT DIFFERENTIAL FLUID	N/A	TOTAL	\$168.44
RADIATOR FLUID	CHECKED	CHANGE	168.44
BRAKE FLUID	SENGOR OK	CHANGE	0.00
POWER STEERING FLUID	FULL		
BATTERY FLUID	MAINTENANCE FREE		
WINDSHIELD WASH FLUID	ADDED		
CHASSIS LUBRICATION	COMPLETED		
TIRE PRESSURE	CHECKED OK		
Warranty Statement			
We warrant all workmanship against failure for a period of 1,000 miles or 30 days, whichever occurs sooner after the date of the work performed. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED. This warranty does not apply when a customer tampers with or alters products or other manufacturer's original equipment. The customer must notify us with any problems as they occur so that we have the opportunity to cure any defects and/or problems. Failure to notify voids any liability. The customer must have their service report and retain a sample of the product(s) involved to support a claim.			
THANK YOU FOR USING SERVICE PRO EXPRESS LUBE! PLEASE GIVE US A REVIEW ONLINE! By signing this you have read and agreed to Service Pro Express Lube's Limited Warranty.			
Recommend next service on 11/10/2024 or 73772 miles.			

The business model is scalable, taking that into account when calculating labor and cost of goods while only doing 20 cars per day for example (2 cars per hour) we scale down to only the manager and two technicians as well as using less consumables. \*This is reflected in our projections.

# PROJECTIONS

	Per Daily Average			
	20 Cars	30 cars	40 cars	50 cars
Income	\$748,800	\$1,123,200	\$1,497,600	\$1,872,000
Loans	\$210,000	\$210,000	\$210,000	\$210,000
Labor	\$189,696	\$249,600	\$249,600	\$249,600
Cost of Goods	\$209,664	\$314,496	\$419,328	\$524,160
Advertising	\$18,000	\$18,000	\$18,000	\$18,000
Cleaning	\$3,600	\$3,600	\$3,600	\$3,600
Uniforms	\$6,500	\$6,500	\$6,500	\$6,500
Utilities	\$12,000	\$12,000	\$12,000	\$12,000
Office Supplies	\$3,500	\$3,600	\$3,600	\$3,600
Insurance	\$7,800	\$7,800	\$7,800	\$7,800
Monthly Maintenance Fees	\$6,000	\$6,000	\$6,000	\$6,000
Credit Card Fees	\$678	\$678	\$678	\$678
Meal/Entertainment	\$1,200	\$2,000	\$2,500	\$3,500
Yearly Income	\$80,162.24	\$288,926.24	\$557,994.24	\$826,562.24

\*Projection based on \$120 per vehicle average





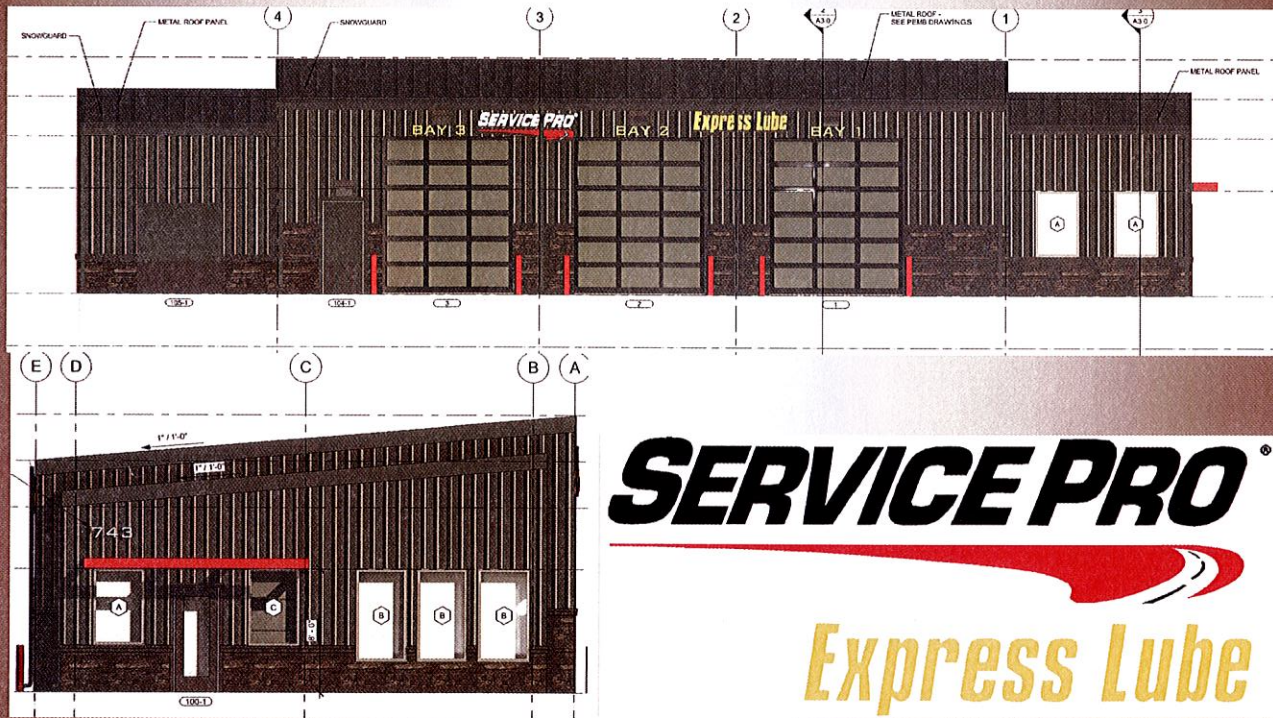












**755 Calhoun Ln**

DICK ZIER SBURA CONSULTANT

APPLICANT SIGNATURE

DATE 10/2/24

DATE \_\_\_\_\_

Chad Wagenhals  
CDW Construction

Authentisign  
*Chad Wagenhals*

10/02/24

Jason Kukowski  
CEO/President  
Three Polacks Inc.

Authentisign  
*Jason Kukowski*

10/02/24



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BILLINGS, MONTANA 59102

SBURA TIF APPLICATION AND PROCESS

3/26/2024

1. MAKE APPLICATION PRIOR TO CONSTRUCTION
2. BREAKOUT SEPARATELY ALL ITEMS THAT YOU ARE REQUESTING TIF ASSISTANCE.
3. I WILL REVIEW APPLICATION AS TO COMPLETENESS WITH THE CITY AND I WILL PRESENT TO THE SBURA BOARD
4. IF APPROVED BY THE SBURA BOARD, I WILL PRESENT THE TIF REQUEST TO THE CITY COUNCIL AS SOON AS I CAN GET ON THE AGENDA
5. IF APPROVED BY THE CITY COUNCIL, A DEVELOPMENTAL AGREEMENT WILL BE DRAWN UP FOR SIGNATURES BY THE MAYOR, SBURA PRESIDENT OR HIGHEST OFFICER, AND THE DEVELOPER. THIS IS TO BE COMPLETED WITHIN 180 DAYS OF CITY COUNCIL APPROVAL. ONLY THE CITY COUNCIL CAN APPROVE THE AWARDING OF FUNDS.
6. ALL WORK MUST BE COMPLETED PRIOR TO ANY REIMBURSEMENT AND THE DEVELOPER MUST HAVE A CERTIFICATE OF OCCUPANCY FROM THE CITY OF BILLINGS.
7. DEVELOPER MUST PROVIDE PAID INVOICES FROM THE CONTRACTOR THAT ARE EQUAL TO OR GREATER THAN THE AMOUNT ON THE TIF APPLICATION.
8. AFTER THIS DOCUMENTATION IS COMPLETE, THE SBURA CONSULTANT WILL DO A WALK THROUGH AND AN INSPECTION, TAKE PICTURES OF THE COMPLETED PROJECT, AND CREATE A CERTIFICATE OF SATISFACTION FROM THE SBURA BOARD AND SUBMIT THIS TO WYETH FRIDAY AND ANDY ZOELLER. THEY WILL REVIEW AND IF COMPLETE TO THEIR SATISFACTION THE CITY WILL ISSUE A CHECK FOR THE REIMBURSEMENT OF THOSE APPROVED ITEMS.

\*\*\*\* THERE IS A NEW STIPULATION THAT REQUIRES THE CONTRACTOR TO PAY THE PREVAILING WAGE TO THE EMPLOYEES WORKING ON THE TIF PORTION OF THE CONTRACT. THE STATE OF MONTANA HAS A WEBPAGE LISTING THE PREVAILING WAGE FOR THE VARIOUS TYPES OF EMPLOYEES. JUST AS A SIDE NOTE, I AM WORKING WITH THE CITY TO GET BETTER GUIDELINES FOR THIS REQUIREMENT.

DICK ZIER SBURA CONSULTANT

APPLICANT SIGNATURE



DATE 8/21/24 Janull M DATE 8/21/24

5 Pollack Inc  
DBA Service Pro Express Lube.

SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE  
APPLICATION

Project Name: Service Pro Express Lube Date Submitted: \_\_\_\_\_

APPLICANT INFORMATION

1. Name: Jason Kukowski
2. Address: 4402 Boulder Ridge Rd.
3. Telephone Number: 701-421-7515

PROJECT INFORMATION

1. Building Address: 743 Calhoun LN
2. Legal Description: 509, T O 1 S, R 26 E, C.O.S 2350, PARCEL 1A AND 23
3. Ownership: 5 P LLC DBA Service Pro Express Lube.  
TAX 001588
4. Address: 4402 Boulder Ridge Rd. Bismarck ND 58503
5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)  
Lessor's Name: —  
Lessor's Address: —
6. Existing/Proposed Businesses: Service Pro Express Lube
7. Business Description: 10 minute Oil Change
8. Employment: Existing FTE jobs \_\_\_\_\_
9. New Permanent FTE jobs created by project 15 Construction FTE jobs \_\_\_\_\_
10. Architectural Firm: Studio 4 Architects  
Address: 27 Shiloh Rd., Suite 8 Billings MT. 59106

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: SPE LLC DBA Service Pro Express Lube.

Address: 4402 Boulder Ridge Rd. Bismack N.D. 58503

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 MT.

3. The applicant is:

A corporation.

A nonprofit or charitable institution or corporation

A partnership known as SPE LLC DBA Service Pro Express Lube.

Other (explain): \_\_\_\_\_

Date of organization: \_\_\_\_\_

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.

Name and Address

Nature and Extent of Interest

Jason Kukowski 20%

4402 Boulder Ridge Rd. Bismack N.D. 58503 18%

TRENT Kukowski 3826 Ave E Billings MT. 59102 - 24%

Joshua Kukowski; 4841 127th Ave SW Bellevue N.D. - 24%

Jaxson Kukowski; 948 Custer St. Dickinson N.D. 58601 16%

Robert Matewaja 621 4th Ave W Dickinson N.D. 58601 10%

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  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: Chad Wagenhals CDW Construction

Address: 3132 Western bluffs blvd Billings MT 59106

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.

\_\_\_\_\_

11. Timely Completion – The feasibility of completing the project according to the Applicant's project schedule.

### PROJECT COSTS

#### Land and Site Improvements (Itemized)

1. Equity in Land and Buildings	\$ <u>  -0-</u>
2.	\$ <u>  -0-</u>
3.	\$ <u>  -0-</u>
4.	\$ <u>  -0-</u>
Subtotal	\$ <u>  -0-</u>

#### Construction/Rehabilitation Costs ~~\*~~ (or attach separate statement) ~~\*~~

1.	\$ _____
2.	\$ _____
3.	\$ _____
4.	\$ _____
5.	\$ _____
6.	\$ _____
7.	\$ _____
8.	\$ _____
Subtotal	\$ _____

#### Fees

1. Architectural design/Supervision	\$ <u>Studio 4 Architects / Frank Wierbar</u>
2. Permits _____	\$ _____

3. Other fees \_\_\_\_\_ \$ \_\_\_\_\_

Subtotal \_\_\_\_\_ \$ \_\_\_\_\_

Total Project Development Costs \_\_\_\_\_ \$ 2,114,541

**PROJECT FINANCING**

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested \_\_\_\_\_ \$ \$300,000

Land & Buildings \_\_\_\_\_ \$ -0-

Other (Specify) \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

Subtotal \_\_\_\_\_ \$ 300,000

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

Lender Payment/Period	Loan Amount	Interest	Term	
<u>Brevera Bank</u>	<u>\$ 1,807,500</u>	<u>8.25</u> %	<u>20</u> yrs	<u>\$ 14,648</u> /Month
_____	\$ _____	_____ %	_____ yrs	\$ _____ /Month
Total Loan Amount				\$ _____

CERTIFICATION

I (we), Jason Kukowski (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 Jason Kukowski Signature \_\_\_\_\_

Title CEO/president - Spillcock Inc. Title \_\_\_\_\_  
DBA Service pro-Express Lube

Address 4412 Boulder Ridge Rd. Address \_\_\_\_\_

Bismarck N.D. 58502 \_\_\_\_\_

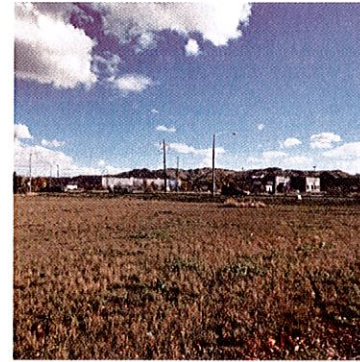
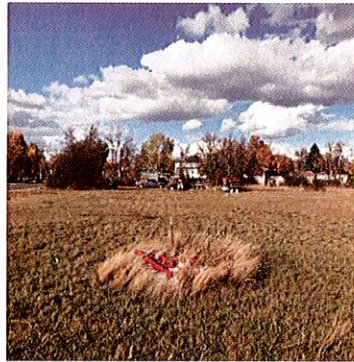
Date 9/24/24 Date \_\_\_\_\_

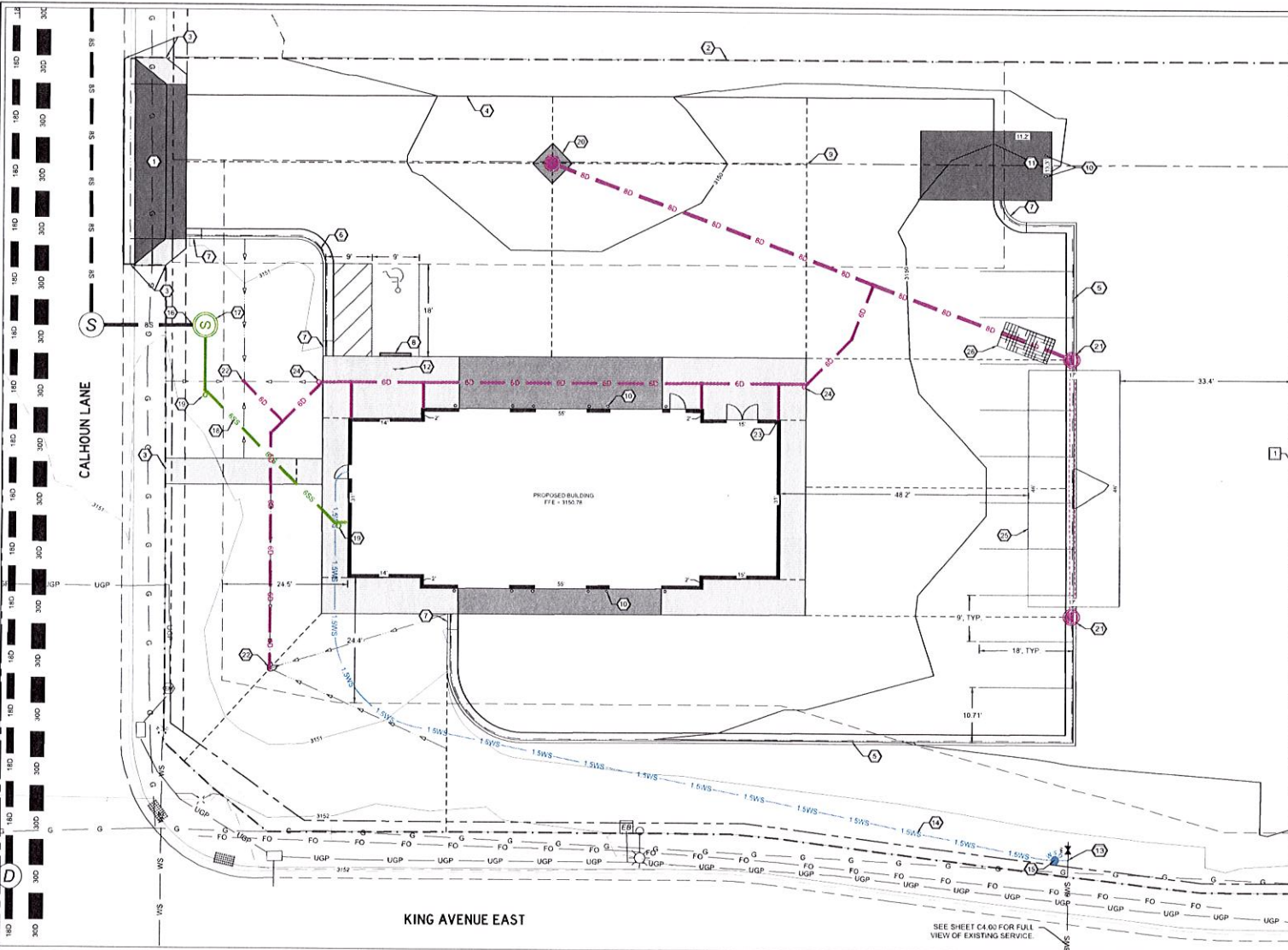


# Future Home

## **SERVICE PRO**

*Express Lube*





**LEGEND**

[Symbol]	CONCRETE SIDEWALK
[Symbol]	LIGHT DUTY CONCRETE
[Symbol]	HEAVY DUTY CONCRETE

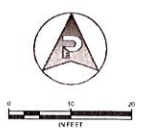
**GENERAL NOTES**

1 PROPERTY LINE, TYP.

**CONSTRUCTION NOTES**

- 1 CURB WALK DRIVE APPROACH
- 2 GRADING EXTENTS, TYP.
- 3 TIE TO EXISTING CURB AND GUTTER AND/OR SIDEWALK
- 4 EDGE OF ASPHALT, TYP.
- 5 CATCH CURB, TYP.
- 6 SPILL CURB, TYP.
- 7 CURB TAPER
- 8 PARKING BLOCK, SEE SHEET C5.01 FOR DETAIL
- 9 GRADE BREAK, TYP.
- 10 SINGLE PIPE BOLLARD, TYP. SEE SHEET C5.05 FOR DETAIL
- 11 DUMPSTER ENCLOSURE
- 12 VAN ACCESSIBLE ADA SIGN, SEE SHEET C5.01 FOR DETAIL
- 13 TIE TO EXISTING WATER SERVICE STUB
- 14 WATER SERVICE, SEE PLANS FOR SIZE
- 15 CURB STOP, TYP.
- 16 TIE TO EXISTING SANITARY SEWER MAIN STUB WITH MANHOLE
- 17 SANITARY SEWER MANHOLE, TYP.
- 18 SANITARY SEWER SERVICE, TYP.
- 19 SANITARY SEWER CLEANOUT, TYP.
- 20 AREA INLET W/ CONCRETE COLLAR
- 21 DEPRESSED CURB INLET, TYP.
- 22 LANDSCAPE DRAIN
- 23 ROOF LEADER, TYP.
- 24 STORM DRAIN CLEANOUT, TYP.
- 25 BOULDER PIT, SEE SHEET C5.01 FOR DETAIL
- 26 TRENCH FLUG, TYP.

**NOTE:**  
ADMINISTRATIVE RELIEF GRANTED FOR BUILD-TO-ZONE, FRONT LOT LINE COVERAGE AND DOOR/WINDOW FACADE COVERAGE IN APPLICATION P24-00265



REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHECKED BY
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**VERIFY SCALE!**  
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LINE BELOW MEASURES ONE-INCH ON ORIGINAL DRAWING.

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MODIFY SCALE ACCORDINGLY

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DRAWN BY: [Signature]  
QUALITY ASSURANCE: [Signature]  
CHECKED BY: [Signature]

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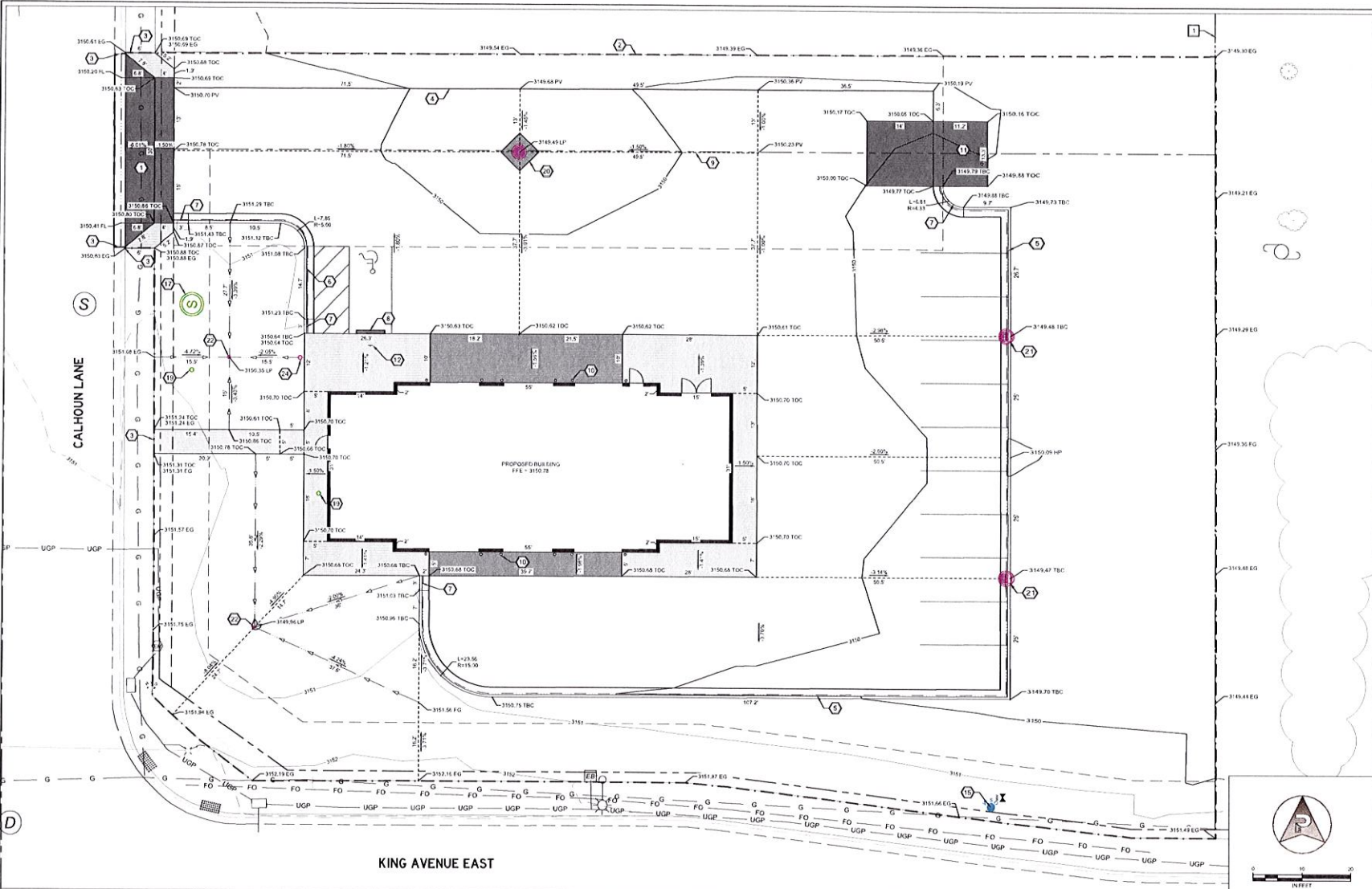
**SERVICE PRO EXPRESS LUBE**

**PROPOSED SITE MAP**



PROJECT NUMBER	2024-083
SHEET NUMBER	5 OF 10
DRAWING NUMBER	<b>C2.01</b>

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**LEGEND**

- CONCRETE SIDEWALK
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE

**GENERAL NOTES**

1 PROPERTY LINE, TYP

**CONSTRUCTION NOTES**

- 1 CURB WALK DRIVE APPROACH
- 2 GRADING EXISTING, TYP.
- 3 TIE TO EXISTING CURB AND GUTTER AND/OR SIDEWALK
- 4 EDGE OF ASPHALT, TYP.
- 5 CATCH CURB, TYP.
- 6 SPILL CURB, TYP.
- 7 CURB TAPER
- 8 PARKING BLOCK SEE SHEET C5.01 FOR DETAIL.
- 9 GRADE BREAK, TYP.
- 10 SINGLE PIPE BOLLARD TYP. SEE SHEET C5.00 FOR DETAIL.
- 11 DUMPSTER ENCLOSURE
- 12 VAN ACCESSIBLE ADA SIGN, SEE SHEET C5.01 FOR DETAIL.
- 13 18" DIA. 12' DEEP SANITARY SEWER MANHOLE
- 14 18" DIA. 12' DEEP SANITARY SEWER CLEANOUT
- 15 CURB STOP, TYP.
- 16 18" DIA. 12' DEEP SANITARY SEWER MANHOLE
- 17 SANITARY SEWER MANHOLE, TYP.
- 18 18" DIA. 12' DEEP SANITARY SEWER CLEANOUT
- 19 SANITARY SEWER CLEANOUT, TYP.
- 20 AREA INLET W/ CONCRETE COLLAR
- 21 DEPRESSED CURB INLET, TYP.
- 22 LANDSCAPE DRAIN
- 23 18" DIA. 12' DEEP SANITARY SEWER MANHOLE
- 24 STORM DRAIN CLEANOUT, TYP.
- 25 18" DIA. 12' DEEP SANITARY SEWER CLEANOUT
- 26 18" DIA. 12' DEEP SANITARY SEWER CLEANOUT



REVISIONS				
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**PERMIT SET**

BGR DESIGNED BY  
 DLD  
 DRAWN BY  
 QUALITY ASSURANCE  
 TJK  
 CHECKED BY



**PERFORMANCE ENGINEERING**

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SERVICE PRO EXPRESS LUBE

GRADING MAP



PROJECT NUMBER  
2024-083

SHEET NUMBER  
6 OF 10

DRAWING NUMBER  
**C3.00**

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