

# **Application for TIF Funding for BILLINGS LOGISTICS CENTER South Frontage Road**

March 14, 2022  
REVISED

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## SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE APPLICATION

Project Name: Billings Logistics Center Date Submitted: 3/7/2022

### APPLICANT INFORMATION

1. Name: Billings Logistics Center One, LLC
2. Address: 1776 Peachtree Street NW, Suite 100, Atlanta, GA 30309
3. Telephone Number: 770-436-3400

### PROJECT INFORMATION

1. Building Address: 3218 and 3508 South Frontage Road, Billings, MT 59101
2. Legal Description: Please see Exhibit A - Legal Description (Page 13
3. Ownership: Billings Logistics Center One, LLC
4. Address: 1776 Peachtree Street NW, Suite 100, Atlanta, GA 30309
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: None / Distribution and Warehousing
7. Business Description: Distribution and Warehousing
8. Employment: Existing FTE jobs None / Raw Land
9. New Permanent FTE jobs created by project Est. 80-200 Construction FTE jobs Est. 100
10. Architectural Firm: Atlas Collaborative

Address: 50 Technology Pkwy, Suite 100, Peachtree Corners, GA 30092

Representative: Sasha Vinitzky, Principal

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8. Description of Project: (Attach narrative explanation.)  
[Please see Exhibit B - Project Overview](#)
9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)  
[Please see Exhibit C - Construction Plans](#)
10. Project Schedule: (Attach time line or schedule through completion.)  
[Please see Exhibit D - Project Schedule](#)

#### **CRITERIA FOR REVIEW**

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA’s website ([www.southbillings.org](http://www.southbillings.org)). [Please see Exhibit F - Criteria for Review](#)
2. **Economic Stimulus** – The amount of economic activity to be generated by the project.  
[Please see Exhibit F](#)
3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor’s office. [Please see Exhibit F](#)
4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs. [Please see Exhibit F](#)
5. **Elimination of Blight** – The project’s direct and indirect impact on the physical and fiscal condition within the District. [Please see Exhibit F](#)
6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities. [Please see Exhibit F](#)
7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.  
[Please see Exhibit F](#)
8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies, [Please see Exhibit F](#)
9. **Project Feasibility** – Demonstration of market demand for the project [Please see Exhibit F](#)
10. **Developer’s Ability to Perform** – Applicant’s capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.  
[Please see Exhibit F](#)

11. **Timely Completion** – The feasibility of completing the project according to the Applicant’s project schedule. [Please see Exhibit F - Criteria for Review](#)

## PROJECT COSTS

### Land and Site Improvements (Itemized)

1. Equity in Land and Buildings	\$ <a href="#">Please see Exhibit E - Project Costs Summary</a>
2.	\$ _____
3.	\$ _____
4.	\$ _____
Subtotal	\$ _____

### Construction/Rehabilitation Costs (or attach separate statement)

1.	\$ <a href="#">Please see Exhibit E - Project Costs Summary</a>
2.	\$ _____
3.	\$ _____
4.	\$ _____
5.	\$ _____
6.	\$ _____
7.	\$ _____
8.	\$ _____
Subtotal	\$ _____

### Fees

1. Architectural design/Supervision	\$ <a href="#">Please see Exhibit E - Project Costs Summary</a>
2. Permits _____	\$ _____



3. Other fees _____	\$ _____
Subtotal	\$ _____
Total Project Development Costs	\$ _____

### PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity      [Developer will invest ~ \\$13,000,000 in the project](#)

Cash Invested	\$ _____
Land & Buildings	\$ _____
Other (Specify) _____	\$ _____
_____	\$ _____
Subtotal	\$ _____

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)  
[Developer will obtain approximately \\$26,000,000 in debt for the project.](#)

Loan Amount	Interest	Term	Payment/Period
_____	_____ %	_____ yrs	\$ _____
_____	_____ %	_____ yrs	\$ _____
Total Loan Amount			\$ _____

## DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

### Applicant

1. Name: Billings Logistics Center One, LLC  
Address: 1776 Peachtree Street NW, Suite 100, Atlanta, GA 30309
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 \_\_\_\_\_.
3. The applicant is:  
\_\_\_\_\_ A corporation.  
\_\_\_\_\_ A nonprofit or charitable institution or corporation  
\_\_\_\_\_ A partnership known as \_\_\_\_\_  
X Other (explain): Limited Liability Company  
Date of organization: " March 2022
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>
<u>Jeb Brees</u> <u>1776 Peachtree Street NW, Suite 100</u> <u>Atlanta, GA 30309</u>	<u>Authorized Member</u>
_____	_____
_____	_____
_____	_____

### 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. Developer has transacted on over \$5 billion of assets and has over \$1 billion of development in its pipeline. Please see Exhibit G for a list of current projects.

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:

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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.

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### CONSTRUCTION CONTRACTOR

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

Name: Catamount Constructors, Inc

Address: 4630 North Loop 1604 West, Suite 130, San Antonio, TX 78249

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.

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### CERTIFICATION

I (we), Billings Logistics Center One, 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 \_\_\_\_\_

Signature \_\_\_\_\_

Title Authorized Member

Title \_\_\_\_\_

Address 1776 Peachtree St, Suite 100

Address \_\_\_\_\_

Atlanta, GA 30309

\_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## Exhibit A - Legal Description

### Overall Legal Description

Two parcels of land being Tract 1 of Certificate of Survey No. 1596 (Commitment No. 978275) and an unplatted tract of land (Commitment No. 976391) located in the NW  $\frac{1}{4}$  of Section 15, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, more particularly described as follows:

Beginning at the northeast corner of Tract 1 of Certificate of Survey No. 1596 (COS 1596) also being the Point of Beginning; thence S00° 46' 59" E following the line common to Tract 1 of Certificate of Survey No. 1591 (COS 1591) and Tract 1 of COS 1596 a distance of 582.62 feet; thence S00° 53' 53"E following the west line of Tract 1 of COS 1591 a distance of 253.09 feet; thence S49° 26' 55"W following the north bank of the Yellowstone River a distance of 325.25 feet; thence S08° 13' 04"W following the same line a distance of 159.39 feet; thence S54° 18' 42"W following the same line a distance of 130.11 feet; thence S69° 27' 04"W following the same line a distance of 159.13 feet; thence S76° 53' 20"W following the same line a distance of 116.43 feet; thence S47° 04' 55"W following the same line a distance of 132.37 feet; thence S78° 47' 22"W following the same line a distance of 92.21 feet; thence N64° 00' 46"W following the same line a distance of 107.94 feet; thence N00° 49' 59"W a distance of 1100.83 feet; thence following the right-of-way for the South Frontage Road along a curve to the left having a radius of 6546.70 feet and a central angle of 8° 35' 34" a length of 981.81 feet back to the Point of Beginning.

Said tracts contain 22.830 acres, more or less, in net and gross.

## Exhibit B - Project Overview

### PROJECT OVERVIEW

The Billings Logistics Center Project will consist of two state-of-the-art Class A distribution centers totaling 295,400 SF. The buildings will be situated on a +/- 23-acre site on South Frontage Road, and will feature 32' clear heights, rear-load configurations, 268' deep shared truck courts and ample car and trailer parking.

The Project is located 3 miles southwest of Downtown Billings via S-27, with direct access to the I-90 interstate through a future access point into the site. The prime location provides proximity to regional transportation hubs with the Billings-Logan International Airport located 5 miles northwest of the site and the BNSF Railway running 2.5 miles from the site.

The Project is currently speculative, with initial interest from local users and businesses. Each building is designed to accommodate multiple tenants and can support users from 30,000 SF to full building.

Development Summary	
Construction:	Class A, concrete tilt-wall construction
Loading:	Rear Load
Clear Heights:	32' at first column line
Column Dimensions:	54' x 46' with 60' speed bays
Truck Court Depth:	268' deep (shared)
Dock Doors:	Building 1: 54 (9'x10')    Building 2: 42 (9'x10')
Car Parking:	Building 1: 149± spaces    Building 2: 106± spaces
Trailer Parking:	22± spaces (shared)
Other Features:	ESFR Fire Suppression







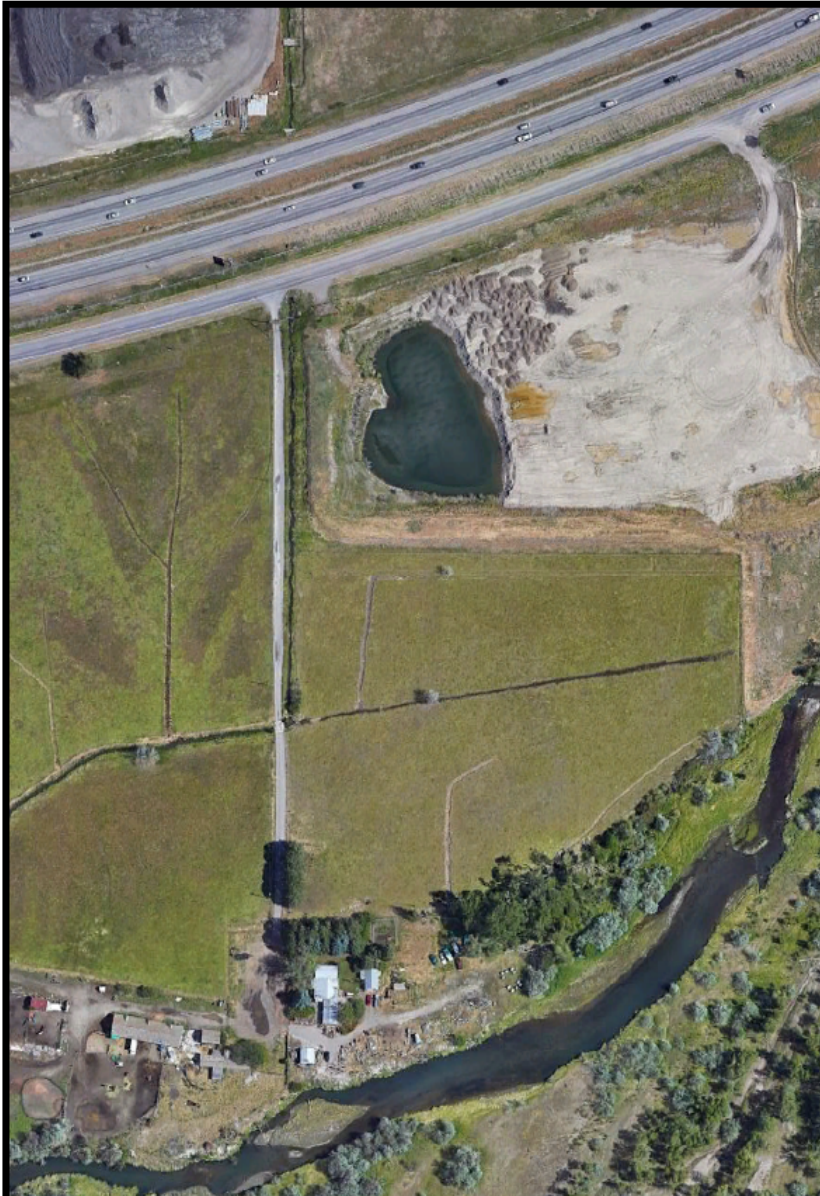
Exhibit C - Construction Plans





# EXISTING VS PROPOSED

Existing Condition



Proposed Development





# BILLINGS LOGISTICS CENTER

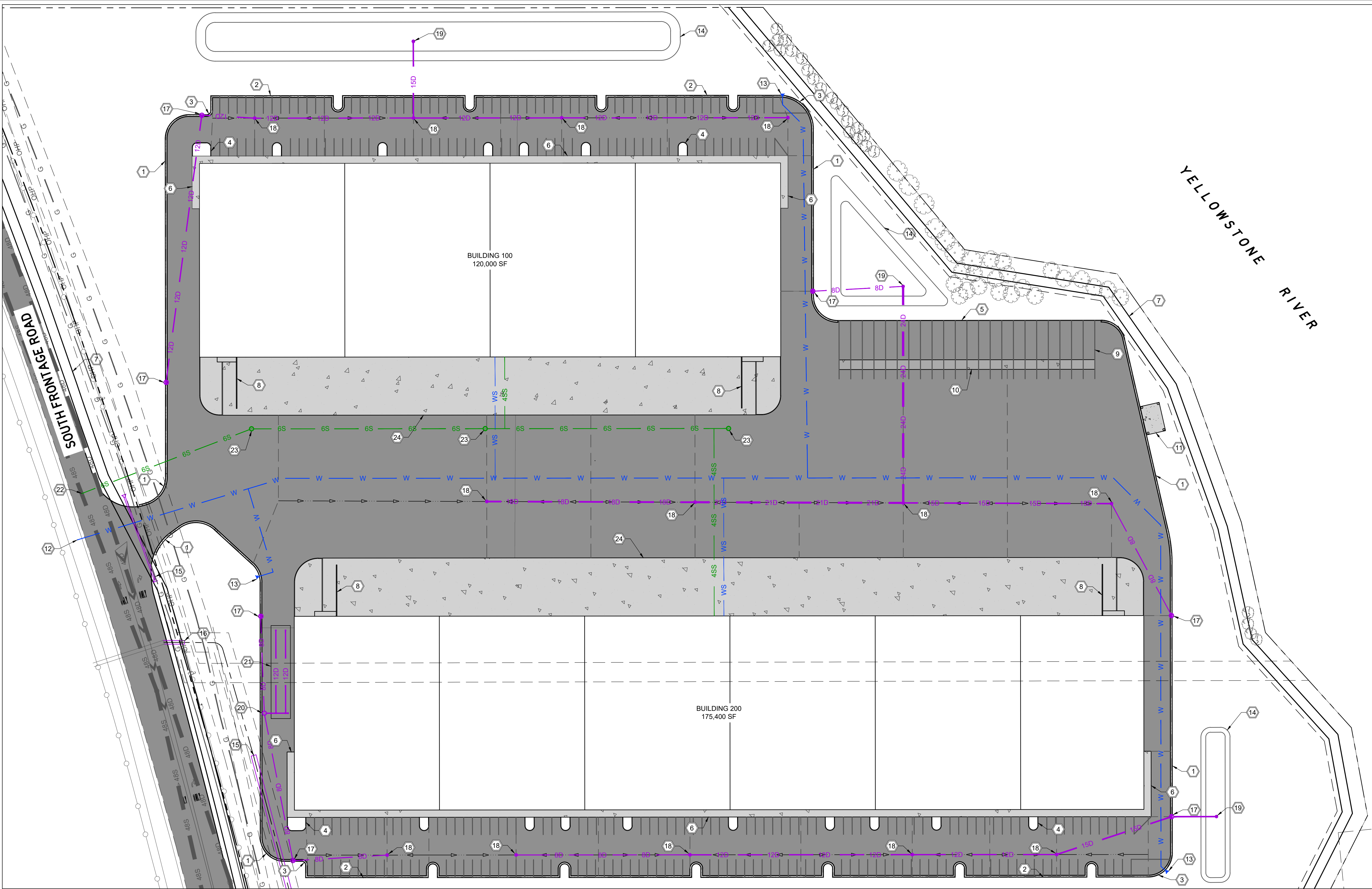


*View of a single building. Both buildings will have similar design.*



# BILLINGS LOGISTICS CENTER





**LEGEND**

	ASPHALT
	CONCRETE

**CONSTRUCTION NOTES**

- 1 CATCH CURB
- 2 SPILL CURB
- 3 TRANSITION FROM CATCH CURB TO SPILL CURB
- 4 6" VERTICAL CURB
- 5 12" VERTICAL CURB
- 6 7.5' WIDE THICKENED EDGE SIDEWALK
- 7 10' WIDE ASPHALT TRAIL
- 8 CONCRETE RAMP
- 9 TRUCK PARKING AREA
- 10 HAND CART STRIP
- 11 DUMPSTER ENCLOSURE
- 12 CONNECT TO EXISTING WATER MAIN
- 13 FIRE HYDRANT
- 14 STORM POND
- 15 STORM CULVERT
- 16 48" STORM CULVERT EXTENSION
- 17 DEPRESSED CURB INLET
- 18 FLAT GRATE INLET
- 19 BEEHIVE INLET
- 20 STORM MANHOLE
- 21 BOULDER PIT #1
- 22 CONNECT TO EXISTING SANITARY SEWER MAIN
- 23 SANITARY SEWER MANHOLE
- 24 LOADING DOCK

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHECKED BY
1				
2				
3				
4				
5				
6				

**PRELIMINARY SET**

**PERFORMANCE**  
ENGINEERING

608 NORTH 29TH STREET (406) 384-0080  
BILLINGS, MT 59101 performance-ec.com

KQT DESIGNED BY
KQT DRAWN BY
MAR-2022 DATE
QUALITY ASSURANCE
RDN CHECKED BY
MAR-2022 DATE

**SOUTH FRONTAGE SITE DESIGN**

3208 SOUTH FRONTAGE ROAD BILLINGS, MONTANA 59101

**PROPOSED SITE MAP**

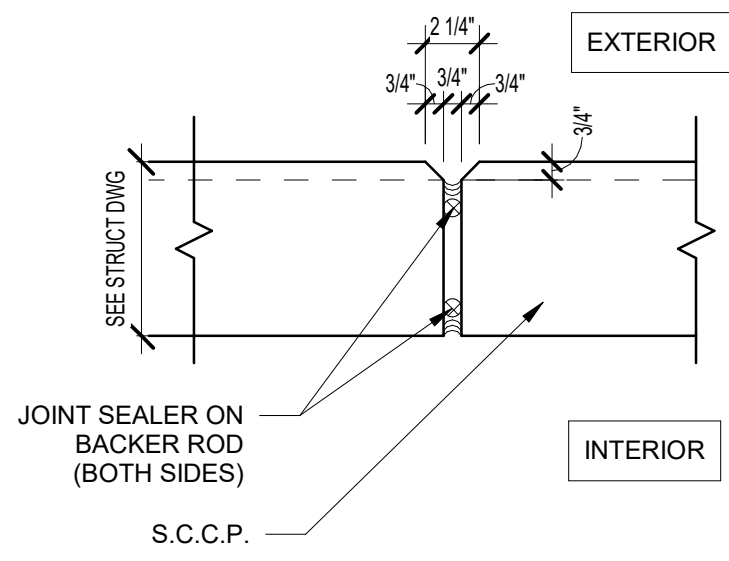
PROJECT NUMBER  
2021-105

SHEET NUMBER  
6 OF ##

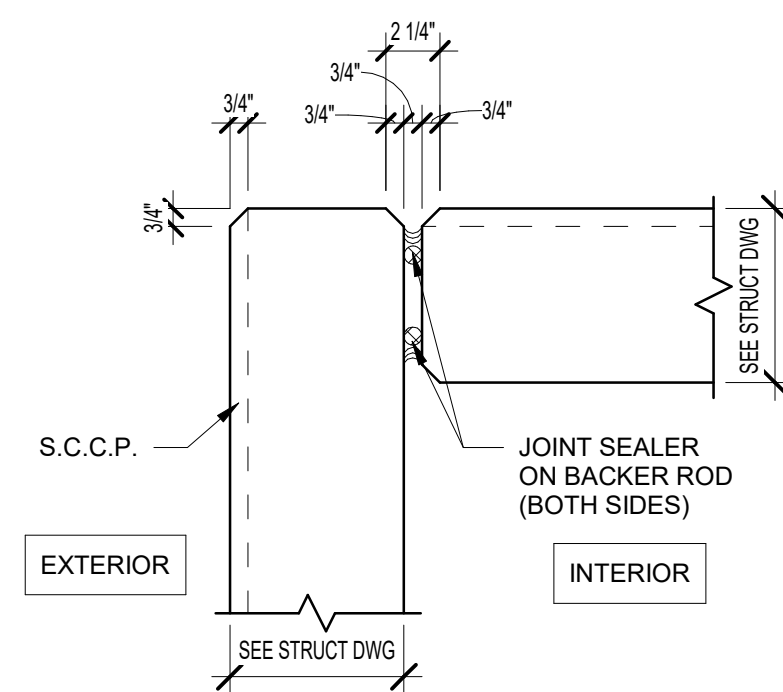
DRAWING NUMBER  
**G1.5**

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Page 16 of 26





3 TYPICAL S.C.C.P. JOINT DETAIL  
SCALE: 1 1/2" = 1'-0"



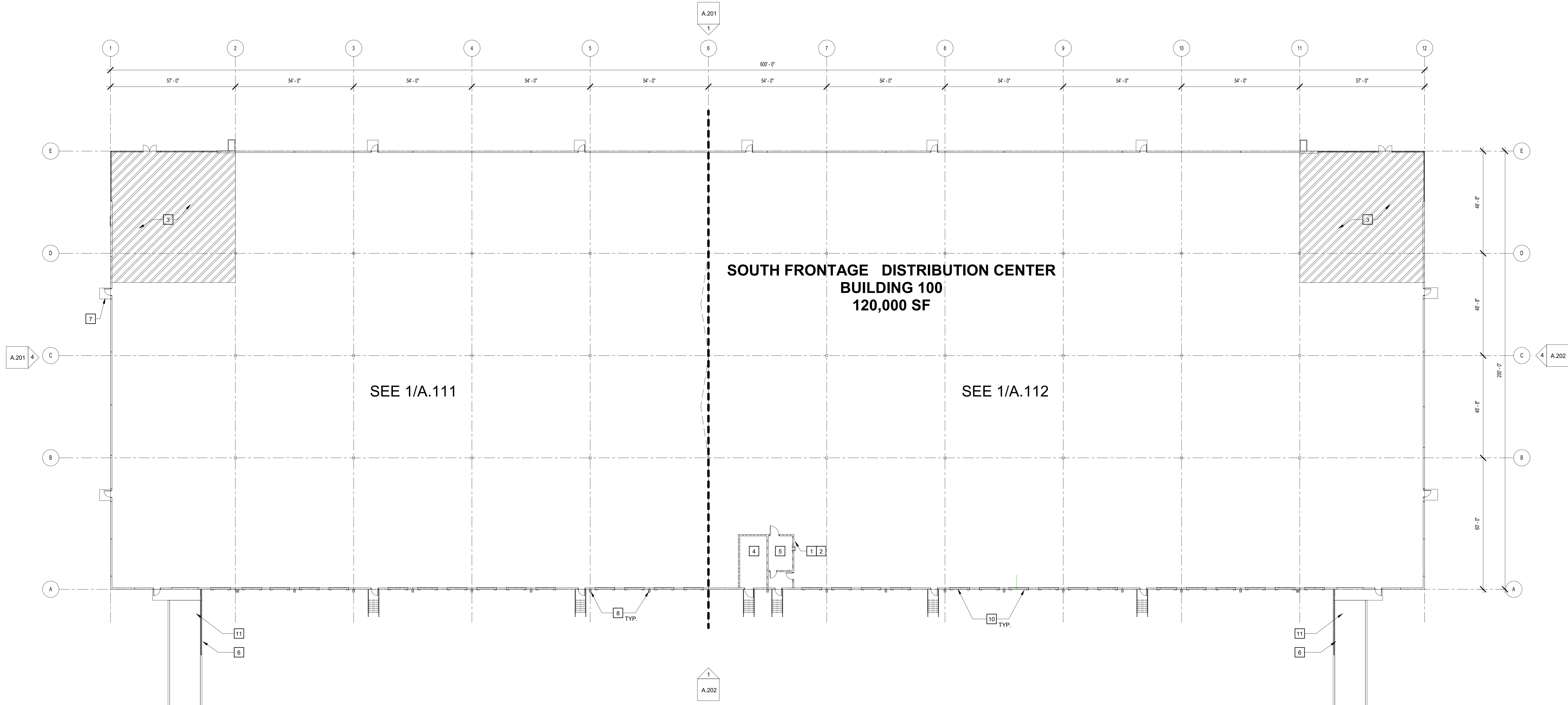
2 TYP. S.C.C.P. CORNER DETAIL  
SCALE: 1 1/2" = 1'-0"

KEYNOTES

- 1 ACCESS LADDER TO CONCRETE ROOF OF ELECTRICAL ROOM - SEE ENLARGED PLANS.
- 2 3'-0" X 3'-0" ROOF HATCH WITH ACCESS LADDER FROM CONCRETE ROOF AT ELECTRICAL ROOF BELOW. G.C. TO COORDINATE WITH STRUCTURE. PAINTED SAFETY YELLOW - SEE ENLARGED PLANS AND ROOF PLAN.
- 3 FUTURE TENANT OFFICES
- 4 ELECTRICAL ROOM - 1 HOUR RATED
- 5 FIRE PUMP ROOM - 1 HOUR RATED
- 6 RAMP GUARDRAIL - SEE DETAILS 4, 12 & 13 ON A.401
- 7 5' X 5' CONCRETE PAD, SLOPE AWAY FROM BUILDING AT 1/4" PER FT. MAX.
- 8 9" X 9" 24 GAUGE METAL DOWNSPOUTS WITH KYNAR FINISH
- 9 RECESSED CAN LIGHT IN SOFFIT ABOVE. SEE ELECTRICAL
- 10 9' X 10' DOCK DOOR
- 11 12' X 14' DRIVE-IN RAMP DOOR

GENERAL NOTES

1. BUILDING TO BE 36' CLEAR JUST PAST THE FIRST COLUMN LINE IN FROM THE DOCK WALL.
2. SLAB CONTROL JOINTS TO BE SAWCUT AND NOT TO EXCEED 15' - 0" ON CENTER. SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB CONTROL JOINTS.
3. SLAB CONSTRUCTION JOINTS TO HAVE SMOOTH DOWELS AT 24" O.C. OR STEEL DIAMOND PLATES - SEE STRUCTURAL DRAWINGS.
4. SLAB WILL BE CURED WITH A WATER-BASED DISSIPATIVE CURING COMPOUND AND WILL RECEIVE ONE COAT SONNEBORNE LAPIDOLITH FLOOR HARDENER.
5. SLAB ON GRADE WILL BE PRE-TREATED WITH TERMITICIDE.
6. 10-MIL VAPOR BARRIER TO BE PROVIDED BELOW THE SLAB ON GRADE THROUGHOUT. ALL SEAMS AND PENETRATIONS TO BE SEALED AND TAPED.
7. 7" THICK REINFORCED, 4,000 PSI CONCRETE SLAB BEARING ON 6" GAB. SLAB TO RECEIVE HARD TROWEL FINISH AND LASER SCREED SHALL BE UTILIZED TO ATTAIN MINIMUM LOCAL & OVERALL SLAB TOLERANCE OF FF 40/FI 30.
8. PROVIDE A ESFR SPRINKLER SYSTEM THROUGHOUT.
9. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE QUANTITY AND AT THE LOCATIONS AS INDICATED OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. EXTINGUISHERS SHALL BE EQUAL TO J.L. INDUSTRIES COSMIC 10E, 10 POUND, 4A-60BC. TO BE COORDINATED WITH OWNERS LAYOUT.
10. METAL ROOF DECK SHALL BE 1-1/2" TYPE "B" WIDE RIB DECKING SHOP PRIMED WHITE - SEE STRUCTURAL DRAWINGS.
11. RACKING, FLOOR STORAGE AND EQUIPMENT BY OTHERS.
12. SEE ELEVATIONS FOR GLASS SCHEDULE.
13. ALL BOLLARDS TO BE PAINTED SAFETY YELLOW. (PROVIDE BOLLARDS AT ALL DRIVE-IN OVERHEAD DOOR JAMBS, FIRE PROTECTION RISERS, ELECTRICAL TRANSFORMERS AND EXPOSED ELECTRICAL PANELS).
14. ALL BOLLARDS SHALL BE 6" O.D. SCHEDULE 80 STEEL PIPE SET MINIMUM 2'-0" DEEP IN 2'-0" DIAMETER CONCRETE FOOTING WITH PIPE EXTENDED 4'-0" ABOVE PAVING OR FLOOR. FILL PIPE WITH CONCRETE AND DOME TOP - FOOTING TO BE IN SONOTUBE.
15. ROOF ASSEMBLY: SINGLE PLY 45 MIL WHITE TPO MEMBRANE SYSTEM MECHANICALLY FASTENED OVER R-15 ROOF INSULATIN AND R-25 AT OFFICE LOCATIONS OVER 1-1/2" METAL DECK, ROOF DECK WILL BE SHOP PRIMED WHITE, INCLUDING THE EDGES. 20-YEAR NDL WARRANTY.
16. ALL STAIRS AND RAILINGS TO BE GALVANIZED. ALL MISC. STEEL TO BE HD GALVANIZED FOR EXTERIOR APPLICATIONS.
17. ALL SITE CAST CONCRETE PANEL WIDTHS ARE TO CENTERLINE OF CONCRETE PANEL VERTICAL JOINT U.N.O.
18. ALL TILT WALL PANELS SHALL BE CAULKED TO FULL HEIGHT, BOTH SIDES, WITH MASTERSEAL NP-2 POLYURETHANE SEALANT OR EQUAL WITH BACKER ROD BEHIND THE CAULK.
19. (EXTERIOR) ALL S.C.C.P. SHALL RECEIVE A TEXTURED ACRYLIC COATING SIMILAR TO SHERWIN WILLIAMS ULTRACRETE (MEDIUM TEXTURE) WITH ACCENT STRIPING. SEE ELEVATIONS.
20. (INTERIOR) ALL S.C.C.P. PANELS WILL BE HARD TROWEL FINISHED WITH CAPPED PICK AND BRACE POINTS AND SHALL RECEIVE ONE COAT OF WHITE LATEX PAINT.
21. PERSONNEL DOORS AND MISC. METALS SHALL RECEIVE ONE (1) PRIMER COAT AND ONE (1) FINISH COAT OF ENAMEL. PROVIDE FIRE DEPARTMENT ACCESS SIGNAGE PER DETAIL 9/A.002 AT EACH PERSONNEL DOOR.
22. INTERIOR COLUMNS TO BE PAINTED SAFETY YELLOW TO 12' A.F.F. REMINDER TO BE PAINTED WHITE.
23. STEEL GUARDS TO BE PROVIDED AT ALL OVERHEAD DOORS.



1 OVERALL FLOOR PLAN  
SCALE: 1" = 20'-0"



SOUTH FRONTAGE  
DISTRIBUTION CENTER

BUILDING 100

BILLINGS, MONTANA

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Print Record  
DESIGN REVIEW

Revisions

Issue Date Job No.  
2201005

Sheet Title

OVERALL FLOOR PLAN

Sheet No.

A.101

NOT ISSUED FOR CONSTRUCTION



FILE PATH: BM 380/2201005 - South Frontage DC2201005 - South Frontage DC 100.rvt SHEET NAME: EXTERIOR ELEVATIONS SHEET NUMBER: A.201 PROJECT NAME: SOUTH FRONTAGE DISTRIBUTION CENTER

GLASS SCHEDULE

A	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" HEAT STRENGTHENED FABRICATOR: TBD STYLE: TBD COLOR: SOLARGREY WITH SOLARBAN 60 OR EQUAL	B	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" HEAT STRENGTHENED FABRICATOR: TBD STYLE: TBD COLOR: SOLARGREY WITH SOLARBAN 60 OR EQUAL	C	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" HEAT STRENGTHENED FABRICATOR: TBD STYLE: TBD COLOR: SOLARGREY WITH SOLARBAN 60 OR EQUAL
	COATINGS: LowE ON #2 SURFACE U-VALUE: .30 SHGC: .25		COATINGS: LowE ON #2 SURFACE U-VALUE: .30 SHGC: .25		COATINGS: LowE ON #2 SURFACE WITH #4 SURFACE BLACK SPANDREL U-VALUE: - SHGC: -

NOTE: PROJECTS LOCATED WITHIN A MILE OF THE COASTAL MEAN HIGH WATER LINE AND HAVE DESIGN WIND SPEEDS OVER 130 MPH ARE TO BE CONSIDERED WIND-BORNE DEBRIS REGIONS. PROVIDE IMPACT RATED GLASS IN WIND-BORNE DEBRIS REGIONS. G.C. TO CONFIRM.  
NOTE: GLASS "A" SHALL ONLY BE USED AT AREAS NOT REQUIRED TO MEET 2018 IBC SECTION 2406. GLASS "B" SHALL BE USED AT AREAS AS PRESCRIBED IN 2018 IBC SECTION 2406, AS WELL AS HIGH ELEVATION AREAS TO PREEMPT THE HAZARDOUS POSSIBILITY OF BROKEN GLAZING FALLING UPON OCCUPANTS.

EXTERIOR FINISH SCHEDULE

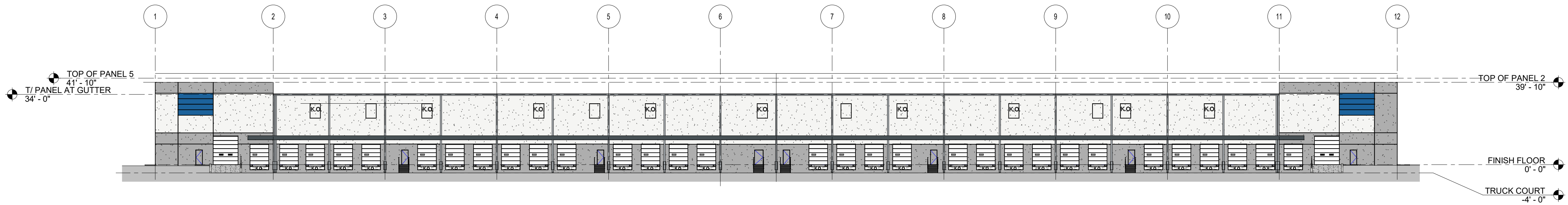
101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	107	JOINT SEALER: S.C.C.P. JOINTS TREMCO DYMERIC 240FC OR EQUAL COLOR: TBD
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	108	EXTERIOR METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ACCENT WALL
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	109	PRE-ENGINEERED METAL CANOPY COLOR: TBD
104	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD		110	PRE-ENGINEERED BULLNOSE CANOPY
105	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: CLEAR ANODIZED		111	LOUVER
106	JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: ANODIZED ALUMINUM		112	SPANDREL GLASS

GENERAL NOTES

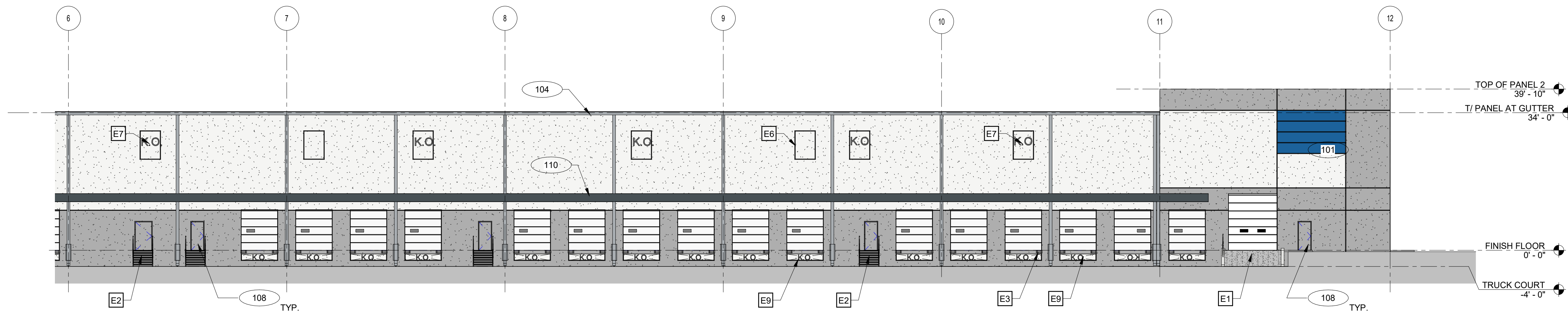
- ALL GLASS TO BE TYPE "A" U.N.O. ALL GLASS IN DOORS TO BE TEMPERED.
- ALL GLASS WITHIN 2' OF DOOR SWING TO BE TEMPERED.
- KAWNEER TRI-FAB 451 BASIS OF DESIGN FOR STOREFRONT.
- STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
- EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

KEYNOTES

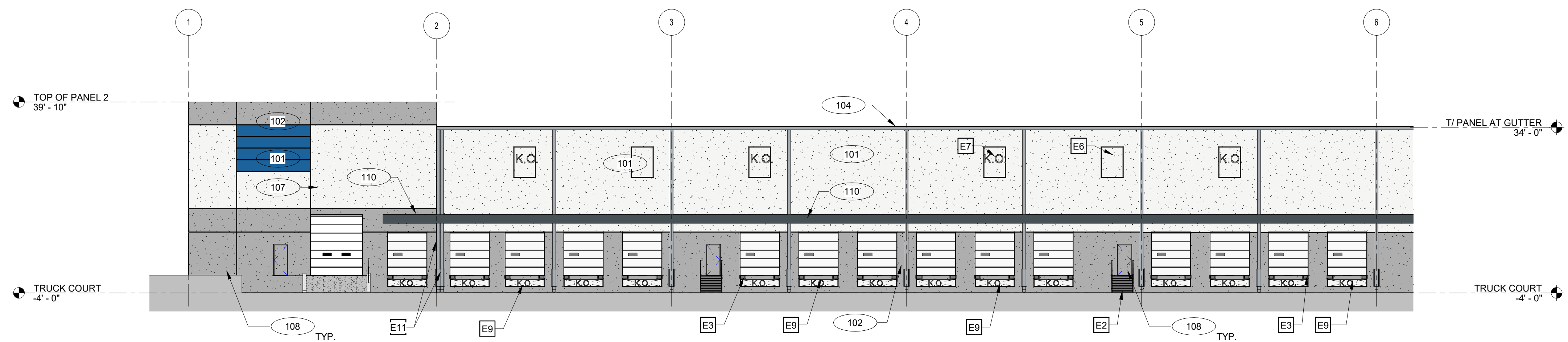
- E1 CONCRETE SERVICE RAMP, SEE 12/A.401
- E2 STAIR AND GUARDRAIL, TYP. SEE 6/A.401, 8/A.401, 10/A.401
- E3 DOCK BUMPER - SEE WALL SECTIONS
- E4 LOUVER - SEE MECHANICAL DRAWINGS
- E5 LED WALL PACK - SEE ELECTRICAL DRAWINGS
- E6 5' X 7' LOUVER - SEE MECHANICAL DRAWINGS
- E7 5' X 7' KNOCK-OUT
- E8 5' X 5' CLERESTORY WINDOW
- E9 LEVELERS
- E10 CONCRETE STAIR AND PLATFORM, SEE 12/A.401
- E11 ROUTE DOWNSPOUT UNDER THE RAMP, AND DAY LIGHT ON LOADING DOCK



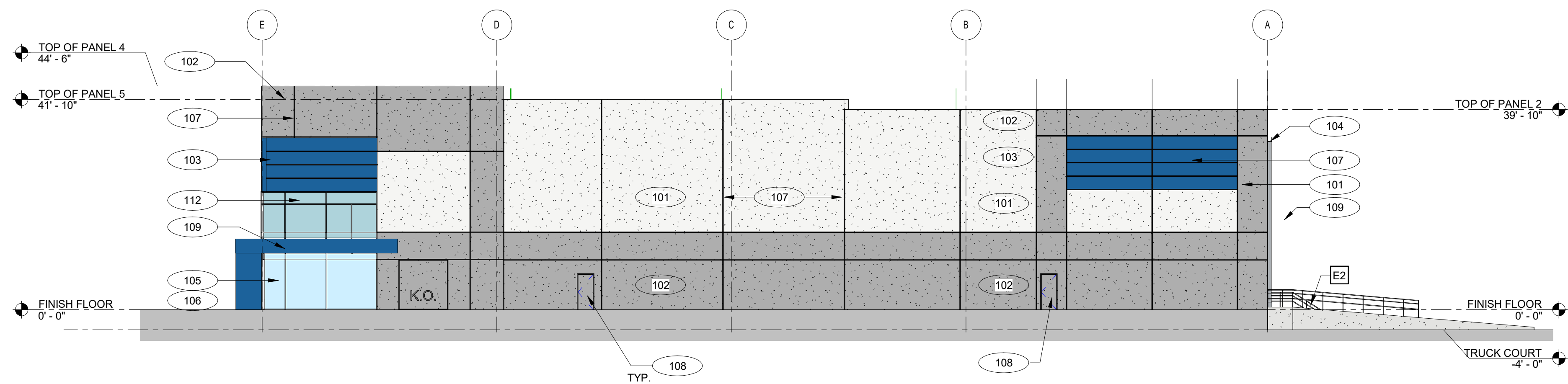
1 OVERALL WEST ELEVATION  
SCALE: 1" = 30'-0"



2 PARTIAL WEST ELEVATION  
SCALE: 1/16" = 1'-0"



3 PARTIAL WEST ELEVATION  
SCALE: 1/16" = 1'-0"



4 OVERALL SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



SOUTH FRONTAGE  
DISTRIBUTION CENTER

BUILDING 100

BILLINGS, MONTANA

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Print Record

DESIGN REVIEW

Revisions

Issue Date

Job No.

2201005

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A.201

NOT ISSUED FOR CONSTRUCTION



FILE PATH: BM 380/2201005 - South Frontage DC2201005 - South Frontage DC 100.rvt SHEET NAME: EXTERIOR ELEVATIONS SHEET NUMBER: A.202 PROJECT NAME: SOUTH FRONTAGE DISTRIBUTION CENTER

GLASS SCHEDULE

A	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4"	B	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4"	C	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4"
	HEAT STRENGTHENED		HEAT STRENGTHENED		HEAT STRENGTHENED
	OUTER PANE		OUTER PANE		OUTER PANE
	FABRICATOR: TBD		FABRICATOR: TBD		FABRICATOR: TBD
	STYLE: SOLARGREY WITH		STYLE: SOLARGREY WITH		STYLE: SOLARGREY WITH
	COLOR: SOLARBAN 60 OR		COLOR: SOLARBAN 60 OR		COLOR: SOLARBAN 60 OR
	EQUAL		EQUAL		EQUAL
COATINGS: LowE ON #2 SURFACE		COATINGS: LowE ON #2 SURFACE		COATINGS: LowE ON #2 SURFACE	
U-VALUE: .30		U-VALUE: .30		U-VALUE: .30	
SHGC: .25		SHGC: .25		SHGC: .25	

NOTE: PROJECTS LOCATED WITHIN A MILE OF THE COASTAL MEAN HIGH WATER LINE AND HAVE DESIGN WIND SPEEDS OVER 130 MPH ARE TO BE CONSIDERED WIND-BORNE DEBRIS REGIONS. PROVIDE IMPACT RATED GLASS IN WIND-BORNE DEBRIS REGIONS. G.C. TO CONFIRM. NOTE: GLASS "A" SHALL ONLY BE USED AT AREAS NOT REQUIRED TO MEET 2018 IBC SECTION 2406. GLASS "B" SHALL BE USED AT AREAS AS PRESCRIBED IN 2018 IBC SECTION 2406, AS WELL AS HIGH ELEVATION AREAS TO PREEMPT THE HAZARDOUS POSSIBILITY OF BROKEN GLAZING FALLING UPON OCCUPANTS.

EXTERIOR FINISH SCHEDULE

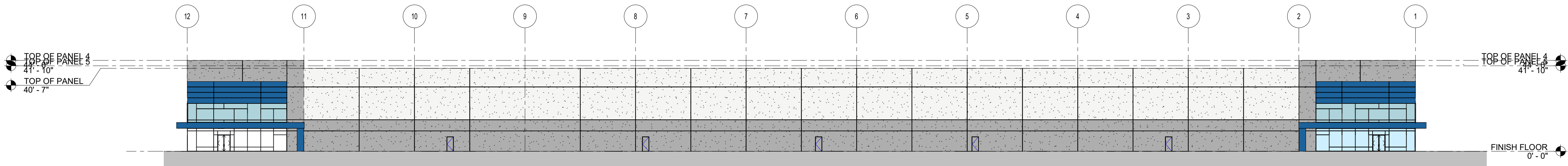
101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	107	JOINT SEALER: S.C.P. JOINTS TREMCO DYMERIC 240FC OR EQUAL COLOR: TBD
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	108	EXTERIOR METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ACCENT WALL
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	109	PRE-ENGINEERED METAL CANOPY COLOR: TBD
104	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD		110	PRE-ENGINEERED BULLNOSE CANOPY
105	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: CLEAR ANODIZED		111	LOUVER
106	JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: ANODIZED ALUMINUM		112	SPANDREL GLASS

GENERAL NOTES

- ALL GLASS TO BE TYPE "A" U.N.O. ALL GLASS IN DOORS TO BE TEMPERED.
- ALL GLASS WITHIN 2' OF DOOR SWING TO BE TEMPERED.
- KAWNEER TRI-FAB 451 BASIS OF DESIGN FOR STOREFRONT.
- STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
- EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

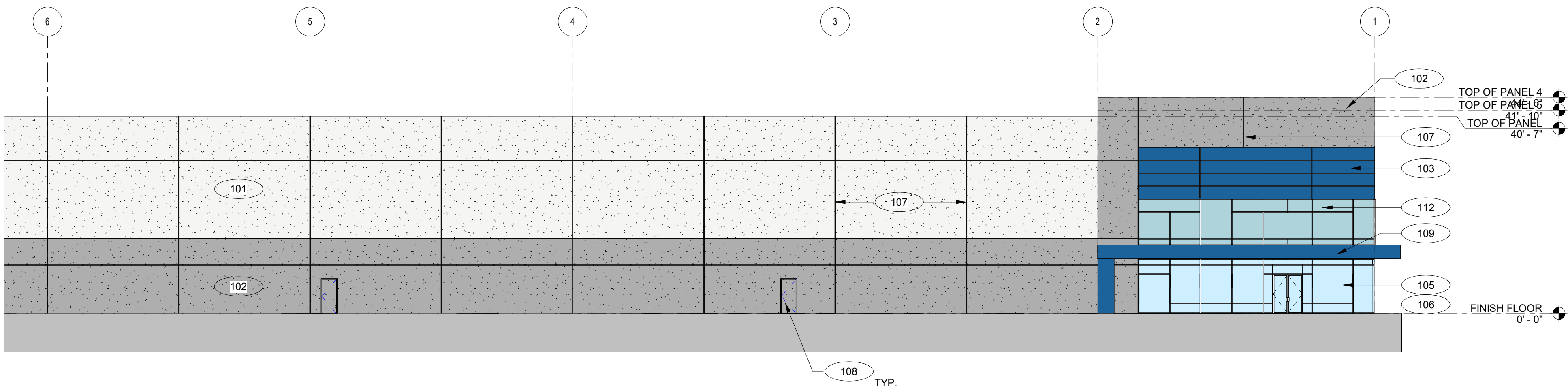
KEYNOTES

- E1 CONCRETE SERVICE RAMP, SEE 12/A-401
- E2 STAIR AND GUARDRAIL, TYP. SEE 8/A-401, 8/A-401, 10/A-401
- E3 DOCK BUMPER - SEE WALL SECTIONS
- E4 LOUVER - SEE MECHANICAL DRAWINGS
- E5 LED WALL PACK - SEE ELECTRICAL DRAWINGS
- E6 5' X 7' LOUVER - SEE MECHANICAL DRAWINGS
- E7 5' X 7' KNOCK-OUT
- E8 5' X 5' CLERESTORY WINDOW
- E9 LEVELERS
- E10 CONCRETE STAIR AND PLATFORM, SEE 12/A-401
- E11 ROUTE DOWNSPOUT UNDER THE RAMP, AND DAY LIGHT ON LOADING DOCK



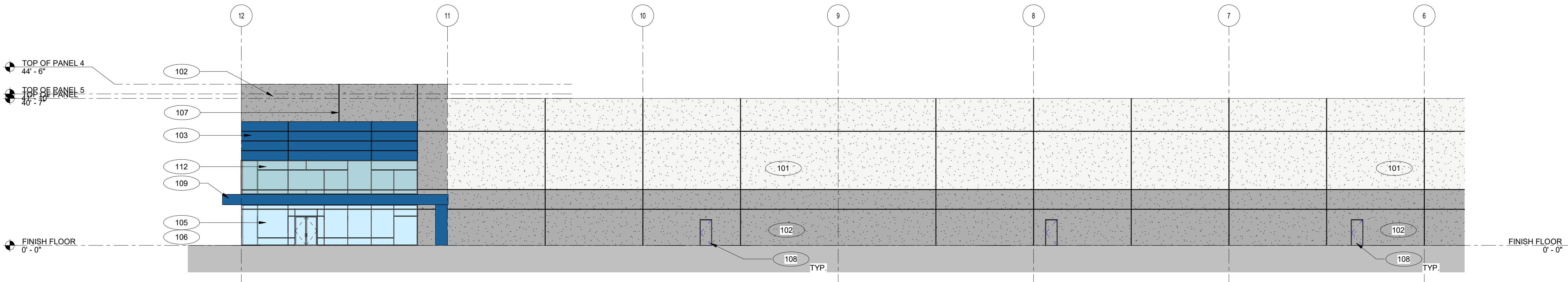
1 OVERALL EAST ELEVATION

SCALE: 1" = 30'-0"



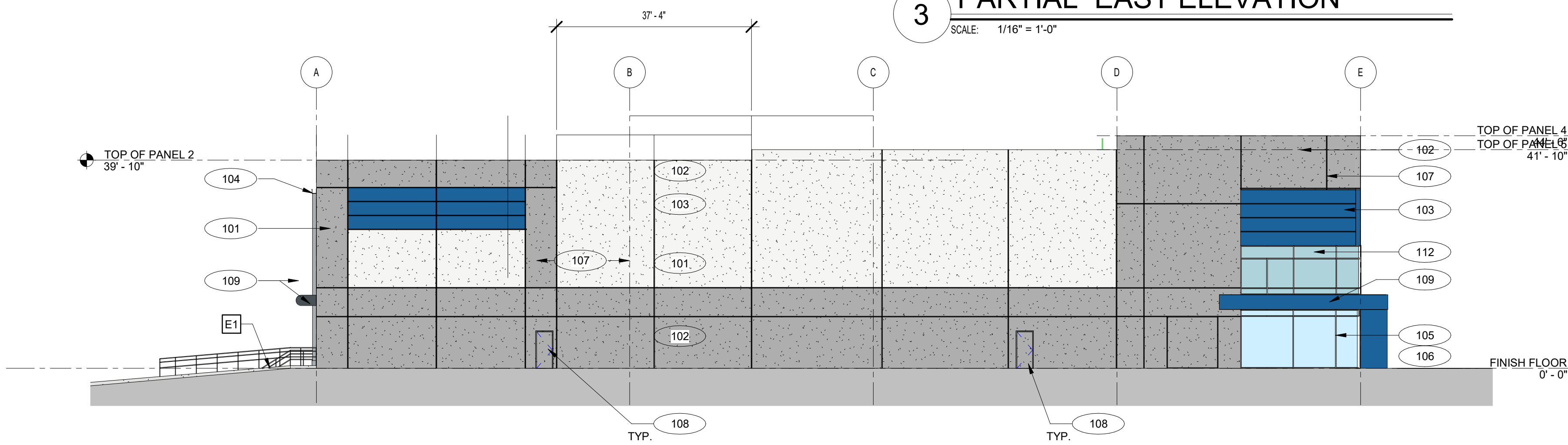
2 PARTIAL EAST ELEVATION

SCALE: 1/16" = 1'-0"



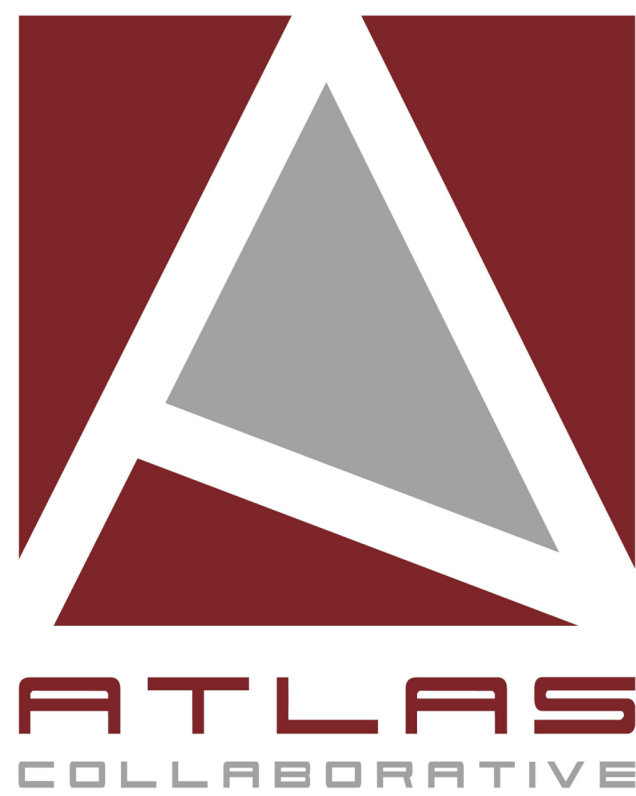
3 PARTIAL EAST ELEVATION

SCALE: 1/16" = 1'-0"



4 OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH FRONTAGE  
DISTRIBUTION CENTER

BUILDING 100

BILLINGS, MONTANA

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Print Record

DESIGN REVIEW

Revisions

Issue Date

Job No.

2201005

Sheet Title

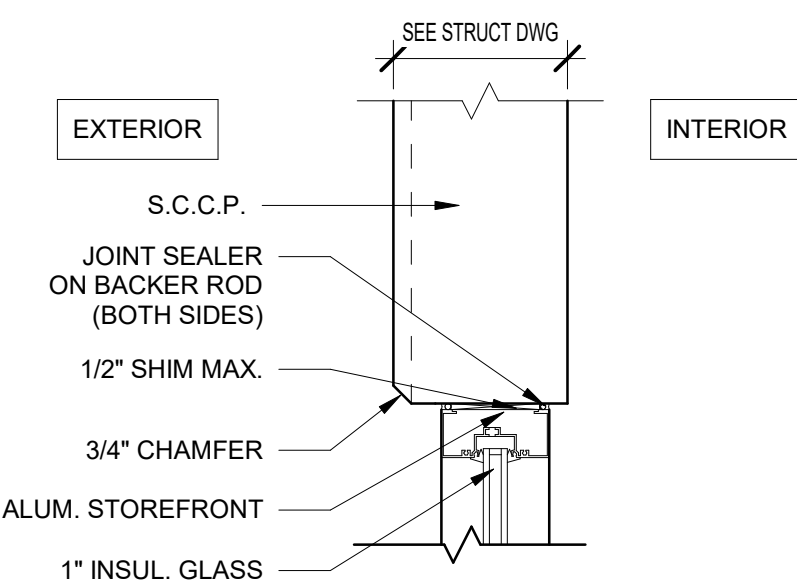
EXTERIOR ELEVATIONS

Sheet No.

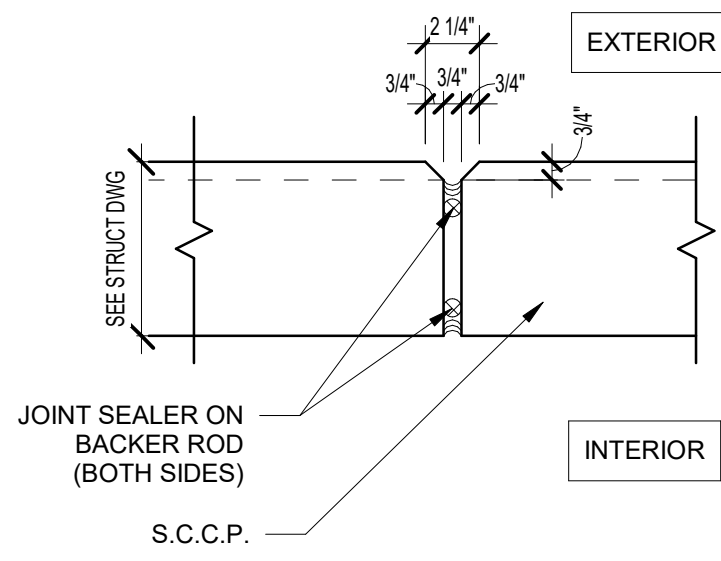
A.202

NOT ISSUED FOR CONSTRUCTION

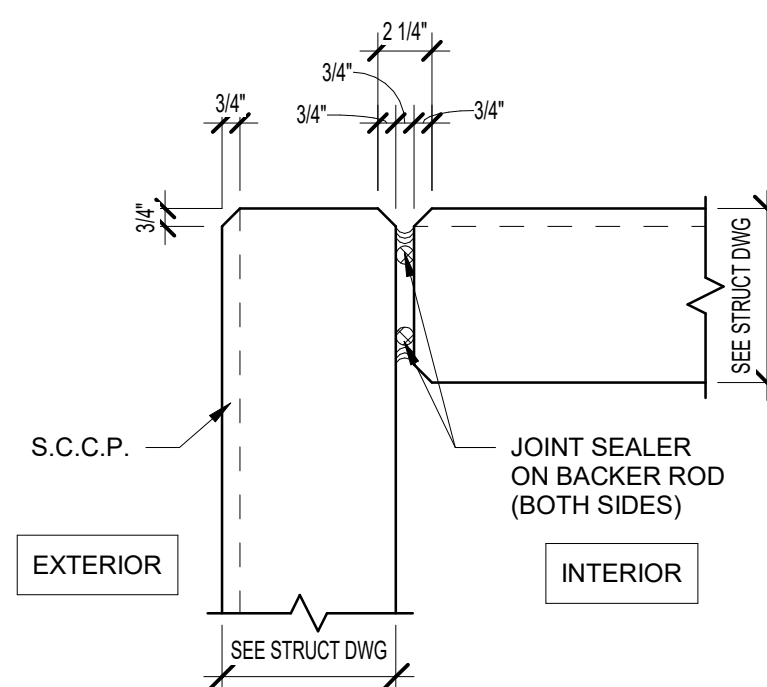




4 TYPICAL S.C.C.P. / SF DETAIL  
SCALE: 1 1/2" = 1'-0"



3 TYPICAL S.C.C.P. JOINT DETAIL  
SCALE: 1 1/2" = 1'-0"



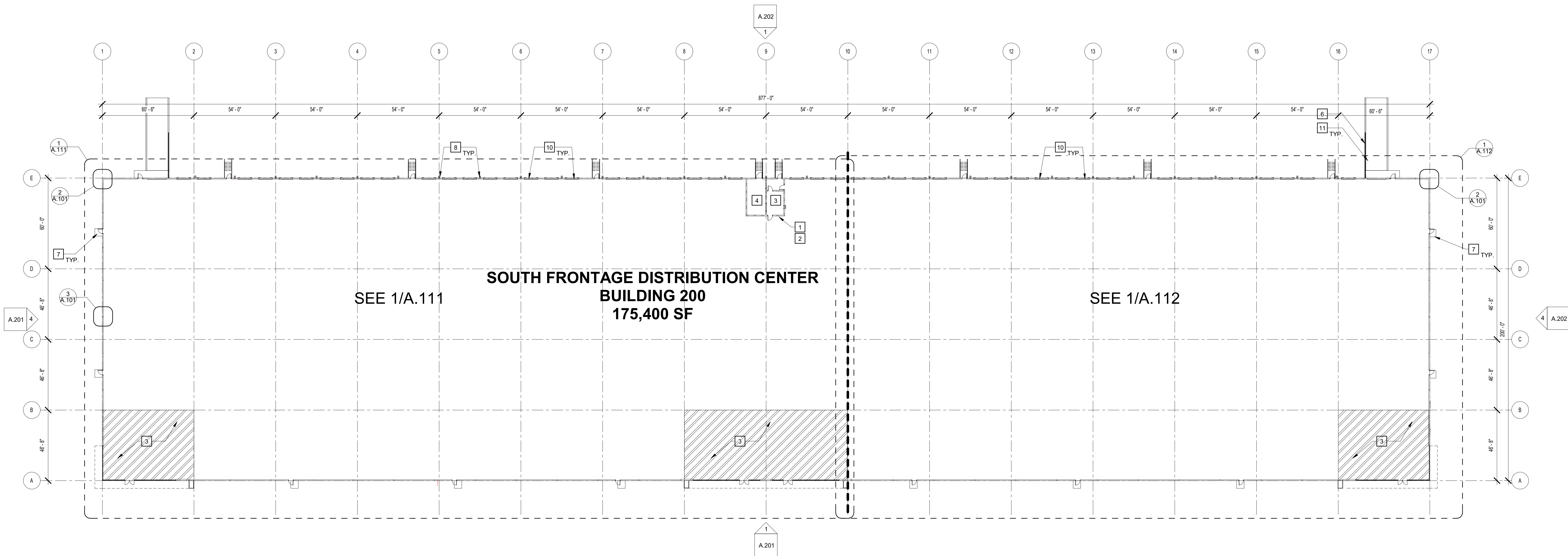
2 TYP. S.C.C.P. CORNER DETAIL  
SCALE: 1 1/2" = 1'-0"

## KEYNOTES

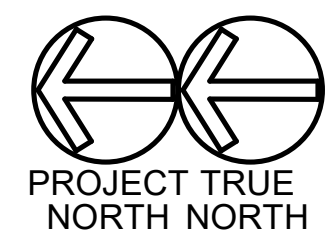
- 1 ACCESS LADDER TO CONCRETE ROOF OF ELECTRICAL ROOM - SEE ENLARGED PLANS.
- 2 3'-0" X 3'-0" ROOF HATCH WITH ACCESS LADDER FROM CONCRETE ROOF AT ELECTRICAL ROOF BELOW. G.C. TO COORDINATE WITH STRUCTURE. PAINTED SAFETY YELLOW - SEE ENLARGED PLANS AND ROOF PLAN.
- 3 FUTURE TENANT OFFICES
- 4 ELECTRICAL ROOM - 1 HOUR RATED
- 5 FIRE PUMP ROOM - 1 HOUR RATED
- 6 RAMP GUARDRAIL - SEE DETAILS 4, 12 & 13 ON A.401
- 7 5' X 5' CONCRETE PAD, SLOPE AWAY FROM BUILDING AT 1/4" PER FT. MAX.
- 8 9" X 9" 24 GAUGE METAL DOWNSPOUTS WITH KYNAR FINISH
- 9 RECESSED CAN LIGHT IN SOFFIT ABOVE. SEE ELECTRICAL
- 10 9' X 10' DOCK DOOR
- 11 12' X 14' DRIVE-IN RAMP DOOR

## GENERAL NOTES

1. BUILDING TO BE 36' CLEAR JUST PAST THE FIRST COLUMN LINE IN FROM THE DOCK WALL.
2. SLAB CONTROL JOINTS TO BE SAWCUT AND NOT TO EXCEED 15' - 0" ON CENTER. SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB CONTROL JOINTS.
3. SLAB CONSTRUCTION JOINTS TO HAVE SMOOTH DOWELS AT 24" O.C. OR STEEL DIAMOND PLATES - SEE STRUCTURAL DRAWINGS.
4. SLAB WILL BE CURED WITH A WATER-BASED DISSIPATIVE CURING COMPOUND AND WILL RECEIVE ONE COAT SONNEBORNE LAPIDOLITH FLOOR HARDENER.
5. SLAB ON GRADE WILL BE PRE-TREATED WITH TERMITICIDE.
6. 10-MIL VAPOR BARRIER TO BE PROVIDED BELOW THE SLAB ON GRADE THROUGHOUT. ALL SEAMS AND PENETRATIONS TO BE SEALED AND TAPED.
7. 7" THICK REINFORCED, 4000 PSI CONCRETE SLAB BEARING ON 6" GAB. SLAB TO RECEIVE HARD TROWEL FINISH AND LASER SCREED SHALL BE UTILIZED TO ATTAIN MINIMUM LOCAL & OVERALL SLAB TOLERANCE OF FF 40PL 30.
8. PROVIDE A ESFR SPRINKLER SYSTEM THROUGHOUT.
9. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE QUANTITY AND AT THE LOCATIONS AS INDICATED OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. EXTINGUISHERS SHALL BE EQUAL TO J.L. INDUSTRIES COSMIC 10E, 10 POUND, 4A-60BC. TO BE COORDINATED WITH OWNERS LAYOUT.
10. METAL ROOF DECK SHALL BE 1-1/2" TYPE "B" WIDE RIB DECKING SHOP PRIMED WHITE - SEE STRUCTURAL DRAWINGS.
11. PACKING, FLOOR STORAGE AND EQUIPMENT BY OTHERS.
12. SEE ELEVATIONS FOR GLASS SCHEDULE.
13. ALL BOLLARDS TO BE PAINTED SAFETY YELLOW. (PROVIDE BOLLARDS AT ALL DRIVE-IN OVERHEAD DOOR JAMBS, FIRE PROTECTION RISERS, ELECTRICAL TRANSFORMERS AND EXPOSED ELECTRICAL PANELS).
14. ALL BOLLARDS SHALL BE 6" O.D. SCHEDULE 80 STEEL PIPE SET MINIMUM 2'-0" DEEP IN 2'-0" DIAMETER CONCRETE FOOTING WITH PIPE EXTENDED 4'-0" ABOVE PAVING OR FLOOR. FILL PIPE WITH CONCRETE AND DOME TOP - FOOTING TO BE IN SONOTUBE.
15. ROOF ASSEMBLY: SINGLE PLY 45 MIL WHITE TPO MEMBRANE SYSTEM MECHANICALLY FASTENED OVER R-15 ROOF INSULATIN AND R-25 AT OFFICE LOCATIONS. OVER 1-1/2" METAL DECK, ROOF DECK WILL BE SHOP PRIMED WHITE, INCLUDING THE EDGES. 20-YEAR NDL WARRANTY.
16. ALL STAIRS AND RAILINGS TO BE GALVANIZED. ALL MSC. STEEL TO BE HD GALVANIZED FOR EXTERIOR APPLICATIONS.
17. ALL SITE CAST CONCRETE PANEL WIDTHS ARE TO CENTERLINE OF CONCRETE PANEL VERTICAL J.O.N.O.
18. ALL TILE WALL PANELS SHALL BE CAULKED TO FULL HEIGHT, BOTH SIDES, WITH MASTERSEAL NP-2 POLYURETHANE SEALANT OR EQUAL WITH BACKER ROD BEHIND THE CAULK.
19. (EXTERIOR) ALL S.C.C.P. SHALL RECEIVE A TEXTURED ACRYLIC COATING SIMILAR TO SHERWIN WILLIAMS ULTRACRETE (MEDIUM TEXTURE) WITH ACCENT STRIPING. SEE ELEVATIONS.
20. (INTERIOR) ALL S.C.C.P. PANELS WILL BE HARD TROWEL FINISHED WITH CAPPED PICK AND BRACE POINTS AND SHALL RECEIVE ONE COAT OF WHITE LATEX PAINT.
21. PERSONNEL DOORS AND MISC. METALS SHALL RECEIVE ONE (1) PRIMER COAT AND ONE (1) FINISH COAT OF ENAMEL. PROVIDE FIRE DEPARTMENT ACCESS SIGNAGE PER DETAIL 9A.002 AT EACH PERSONNEL DOOR.
22. INTERIOR COLUMNS TO BE PAINTED SAFETY YELLOW TO 12' A.F.F. REMINDER TO BE PAINTED WHITE.
23. STEEL GUARDS TO BE PROVIDED AT ALL OVERHEAD DOORS.



1 OVERALL FLOOR PLAN  
SCALE: 1" = 30'-0"



SOUTH FRONTAGE  
DISTRIBUTION CENTER

BUILDING 200

BILLINGS, MONTANA

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Print Record

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XX/XX/XXXX 2201005

Sheet Title

OVERALL FLOOR PLAN

Sheet No.

A.101

NOT ISSUED FOR CONSTRUCTION



GLASS SCHEDULE

<b>A</b>	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE HEAT STRENGTHENED OUTER PANE HEAT STRENGTHENED FABRICATOR: TBD STYLE: SOLARGREY WITH COLOR: SOLARBAN 60 OR EQUAL	<b>B</b>	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: TBD STYLE: SOLARGREY WITH COLOR: SOLARBAN 60 OR EQUAL	<b>C</b>	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: GUARDIAN GLASS STYLE: SUNGUARD SN 68 WITH COLOR: DECO HT COATINGS: GRAY-CLEAR LOW-E ON #2 SURFACE WITH #4 SURFACE BLACK SPANDREL
COATINGS: LowE ON #2 SURFACE	COATINGS: LowE ON #2 SURFACE	COATINGS: LowE ON #2 SURFACE	COATINGS: LowE ON #2 SURFACE	COATINGS: LowE ON #2 SURFACE	COATINGS: LowE ON #2 SURFACE
U-VALUE: .30	U-VALUE: .30	U-VALUE: .30	U-VALUE: .30	U-VALUE: .30	U-VALUE: .30
SHGC: .25	SHGC: .25	SHGC: .25	SHGC: .25	SHGC: .25	SHGC: .25

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NOTE: GLASS "A" SHALL ONLY BE USED AT AREAS NOT REQUIRED TO MEET 2018 IBC SECTION 2406. GLASS "B" SHALL BE USED AT AREAS AS PRESCRIBED IN 2018 IBC SECTION 2406, AS WELL AS HIGH ELEVATION AREAS TO PREEMPT THE HAZARDOUS POSSIBILITY OF BROKEN GLAZING FALLING UPON OCCUPANTS.

EXTERIOR FINISH SCHEDULE

<b>101</b>	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION
<b>102</b>	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION
<b>103</b>	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION
<b>104</b>	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD	
<b>105</b>	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: CLEAR ANODIZED	
<b>106</b>	JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: ANODIZED ALUMINUM	

<b>107</b>	JOINT SEALER: S.C.C.P. JOINTS TREMCO DYMERIC 240FC OR EQUAL COLOR: TBD
<b>108</b>	EXTERIOR METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ACCENT WALL
<b>109</b>	PRE-ENGINEERED METAL CANOPY COLOR: TBD
<b>110</b>	PRE-ENGINEERED BULLNOSE CANOPY
<b>111</b>	LOUVER
<b>112</b>	SPANDREL GLASS

GENERAL NOTES

1. ALL GLASS TO BE TYPE "A" U.N.O. ALL GLASS IN DOORS TO BE TEMPERED.
2. ALL GLASS WITHIN 2' OF DOOR SWING TO BE TEMPERED.
3. KAWNEER TRI-FAB 451 BASIS OF DESIGN FOR STOREFRONT.
4. STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
5. EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

KEYNOTES

- E1 CONCRETE SERVICE RAMP, SEE 12/A.401
- E2 STAIR AND GUARDRAIL, TYP. SEE 6/A.401, 8/A.401, 10/A.401
- E3 DOCK BUMPER - SEE WALL SECTIONS
- E4 LOUVER - SEE MECHANICAL DRAWINGS
- E5 LED WALL PACK - SEE ELECTRICAL DRAWINGS
- E6 5' X 7' LOUVER - SEE MECHANICAL DRAWINGS
- E7 5' X 7' KNOCK-OUT
- E8 5' X 5' CLERESTORY WINDOW
- E9 LEVELERS
- E10 CONCRETE STAIR AND PLATFORM, SEE 12/A.401
- E11 ROUTE DOWNSPOUT UNDER THE RAMP, AND DAY LIGHT ON LOADING DOCK



SOUTH FRONTAGE  
DISTRIBUTION CENTER

BUILDING 200

BILLINGS, MONTANA

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Job No.  
2201005

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A.201

NOT ISSUED FOR CONSTRUCTION



SHEET NAME: EXTERIOR ELEVATIONS SHEET NUMBER: A.202 PROJECT NAME: SOUTH FRONTAGE DISTRIBUTION CENTER

FILE PATH: BM 380/2201005 - South Frontage DC2201005 - South Frontage DC200.nt

GLASS SCHEDULE

<b>(A)</b> 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" HEAT STRENGTHENED FABRICATOR: TBD STYLE: TBD COLOR: SOLARGREY WITH SOLARBAN 60 OR EQUAL  COATINGS: LowE ON #2 SURFACE U-VALUE: .30 SHGC: .25	<b>(B)</b> 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" TEMPERED FABRICATOR: TBD STYLE: TBD COLOR: SOLARGREY WITH SOLARBAN 60 OR EQUAL  COATINGS: LowE ON #2 SURFACE U-VALUE: .30 SHGC: .25	<b>(C)</b> 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" TEMPERED FABRICATOR: TBD STYLE: GUARDIAN SN 68 WITH DECO HT COLOR: GRAY-CLEAR COATINGS: Low-E ON #2 SURFACE WITH #4 SURFACE BLACK SPANDREL U-VALUE: - SHGC: -
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EXTERIOR FINISH SCHEDULE

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<b>(102)</b> EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION
<b>(103)</b> EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION
<b>(104)</b> PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD	
<b>(105)</b> ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: CLEAR ANODIZED	
<b>(106)</b> JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: ANODIZED ALUMINUM	

<b>(107)</b> JOINT SEALER: S.C.P. JOINTS TREMCO DYMERIC 240FC OR EQUAL COLOR: TBD	
<b>(108)</b> EXTERIOR METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ACCENT WALL	
<b>(109)</b> PRE-ENGINEERED METAL CANOPY COLOR: TBD	
<b>(110)</b> PRE-ENGINEERED BULLNOSE CANOPY	
<b>(111)</b> LOUVER	
<b>(112)</b> SPANDREL GLASS	

GENERAL NOTES

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- STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
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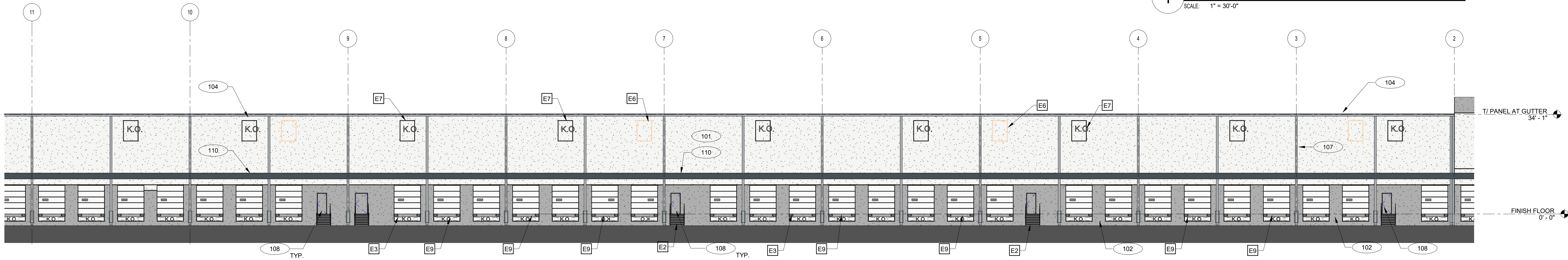
KEYNOTES

- E1** CONCRETE SERVICE RAMP. SEE 12/A.401
- E2** STAIR AND GUARDRAIL, TYP. SEE 8/A.401, 8/A.401, 10/A.401
- E3** DOCK BUMPER - SEE WALL SECTIONS
- E4** LOUVER - SEE MECHANICAL DRAWINGS
- E5** LED WALL PACK - SEE ELECTRICAL DRAWINGS
- E6** 5' X 7' LOUVER - SEE MECHANICAL DRAWINGS
- E7** 5' X 7' KNOCK-OUT
- E8** 5' X 5' CLERESTORY WINDOW
- E9** LEVELERS
- E10** CONCRETE STAIR AND PLATFORM, SEE 12/A.401
- E11** ROUTE DOWNSPOUT UNDER THE RAMP, AND DAY LIGHT ON LOADING DOCK



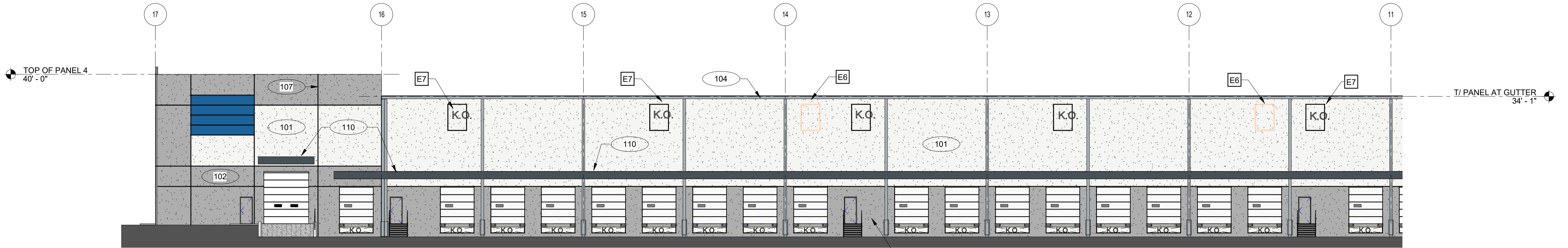
1 OVERALL WEST ELEVATION

SCALE: 1" = 30'-0"



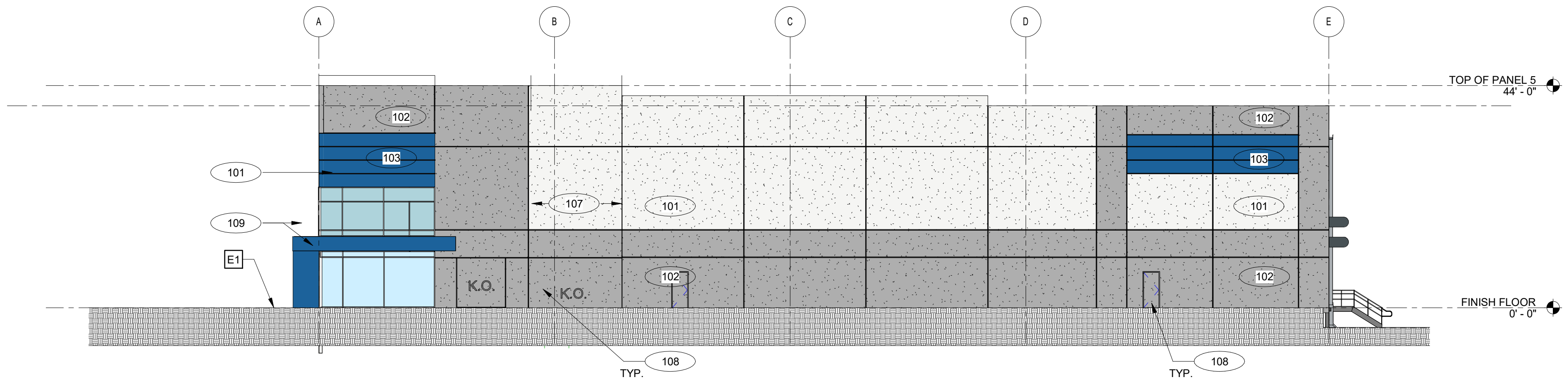
2 PARTIAL WEST ELEVATION

SCALE: 1/16" = 1'-0"



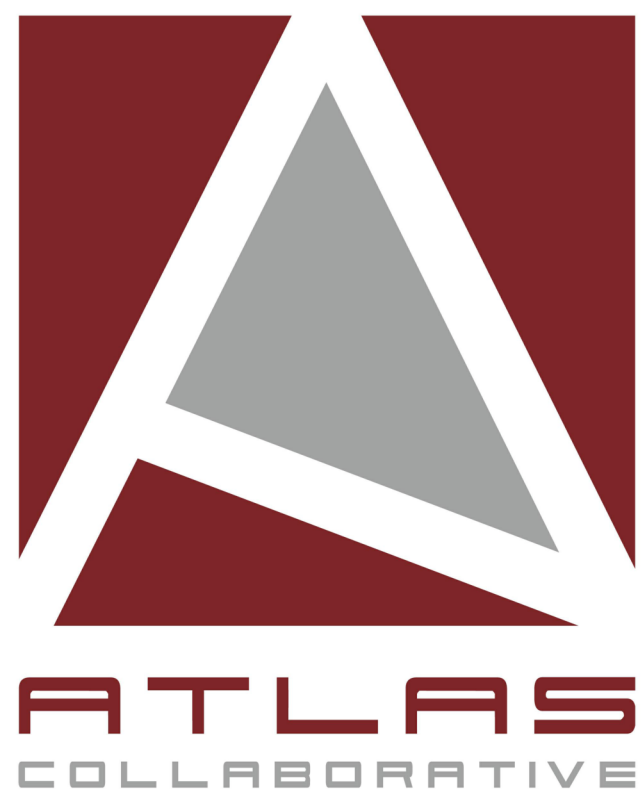
3 PARTIAL WEST ELEVATION

SCALE: 1/16" = 1'-0"



4 OVERALL SOUTH ELEVATION1

SCALE: 1/16" = 1'-0"



SOUTH FRONTAGE  
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BUILDING 200

BILLINGS, MONTANA

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2201005

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A.202

NOT ISSUED FOR CONSTRUCTION

## Exhibit D - Project Schedule

The following summarizes the anticipated major project milestones.

PHASE / TASK	DATE	COMMENT
Permit Drawings Completed/Submitted	3/24/2022	
Anticipated SWIPP Permit Approval	4/11/2022	
Anticipated City of Billings Foundation Permit Approval	4/15/2022	
Site Clearing and Sitework Start	4/18/2022	
Anticipated City of Billings Building Permit Approval	5/5/2022	
South Frontage Road ROW Improvements Start	6/6/2022	
Building Construction Start	6/30/2022	
Construction Substantial Completion	2/2/2023	
Tenant Leasing and Buildout Construction Start	Ongoing	

# Exhibit E - Project Costs Summary

## PROJECT COST SUMMARY

The following summarizes both known and anticipated project costs as of 3/7/22 including estimated hard construction costs and soft costs, such as development fees, design fees, and other costs required to complete this development.

ITEM DESCRIPTION (prices are installed)	Unit	Quantity	Unit Cost	Item Cost	Allowability		
					MT CODE 7-15-4233 Planning, Surveys, Studies	MT CODE 7-15-4288 In-Place Construction Costs	Total
<b>SOUTH FRONTAGE ROAD ROW IMPROVEMENTS</b>							
Construct deceleration lane off South Frontage Road, including asphalt paving, curb and gutter, striping, and traffic control	LS	1	\$ 140,000.00	\$ 140,000.00		\$ 140,000.00	\$ 140,000.00
Construct multi-use pedestrian sidewalk at South Frontage Road	LF	1000	\$ 44.00	\$ 44,000.00		\$ 44,000.00	\$ 44,000.00
Construct multi-use pedestrian sidewalk at South end of site	LF	1000	\$ 44.00	\$ 44,000.00		\$ 44,000.00	\$ 44,000.00
Construct concrete approach apron and driveway (grading, concrete apron, asphalt paving, and striping)	SF	3950	\$ 6.48	\$ 25,596.00		\$ 25,596.00	\$ 25,596.00
Landscaping Improvements at ROW (plantings, sod, and irrigation)	LS	1	\$ 65,000.00	\$ 65,000.00		\$ 65,000.00	\$ 65,000.00
Civil Engineering ROW Design at South Frontage Road	LS	1	\$ 8,975.00	\$ 8,975.00		\$ 8,975.00	\$ 8,975.00
ROW Site Inspections	HR	10	\$ 120.00	\$ 1,200.00		\$ 1,200.00	\$ 1,200.00
<b>SITE STRUCTURAL IMPROVEMENTS</b>							
Rammed aggregate pier foundations under 120K SF building to address poor soil conditions (in lieu of shallow foundations)	LS	1	\$ 350,000.00	\$ 350,000.00		\$ 350,000.00	\$ 350,000.00
Thickened asphalt and concrete truck court paving sections, including geomesh, to address poor soil conditions	LS	1	\$ 40,000.00	\$ 40,000.00		\$ 40,000.00	\$ 40,000.00
Geotechnical exploration of poor soil conditions on site	LS	1	\$ 11,550.00	\$ 11,550.00		\$ 11,550.00	\$ 11,550.00
<b>EXISTING CONDITIONS</b>							
Demolish septic tanks and wells at old residential structures	LS	1	\$ 12,000.00	\$ 12,000.00		\$ 12,000.00	\$ 12,000.00
Remove existing power lines on site	LS	1	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00
Remove existing dilapidated fence at ROW	LS	1	\$ 1,500.00	\$ 1,500.00		\$ 1,500.00	\$ 1,500.00
Remove existing dirt approach/curb cut	LS	1	\$ 2,000.00	\$ 2,000.00		\$ 2,000.00	\$ 2,000.00
Imported fill required to bring site out of floodplain and enable development	CY	34315	\$ 27.01	\$ 927,000.00		\$ 927,000.00	\$ 927,000.00
<b>UTILITY EXTENSIONS, RELOCATIONS, AND CONNECTIONS</b>							
Extend 3-phase power 1300' from Garden Avenue	LS	1	\$ 75,000.00	\$ 75,000.00		\$ 75,000.00	\$ 75,000.00
Extend gas main from Washington Street	LS	1	\$ 92,000.00	\$ 92,000.00		\$ 92,000.00	\$ 92,000.00
Extend telecom service (phone and fiber) 1300' from Garden Avenue	LS	1	\$ 30,111.00	\$ 30,111.00		\$ 30,111.00	\$ 30,111.00
Relocate Grey Eagle Ditch	LS	1	\$ 75,000.00	\$ 75,000.00		\$ 75,000.00	\$ 75,000.00
Utility Connection Fees (See below)							
<b>BUILDING CONSTRUCTION</b>							
Site Construction: Power, sewer, water, storm, grading, fill, pavings, landscaping, fencing, site lighting. Includes permits, project management, and contractor OH&P.	SF	295440	\$ 13.48	\$ 3,983,554.00			
Building Construction: 120,000 SF and 175,440 SF industrial distribution facilities with concrete tilt-wall construction and TPO roof. Includes permits, project management and contractor OH&P.	SF	295440	\$ 65.70	\$ 19,410,886.00			
<b>ENGINEERING, SERVICES FEES, PERMIT FEES, AND DEVELOPMENT COSTS</b>							
Site Survey	LS	1	\$ 8,785.00	\$ 8,785.00	\$ 8,785.00		\$ 8,785.00
Boundary Line Relocation	LS	1	\$ 4,980.00	\$ 4,980.00	\$ 4,980.00		\$ 4,980.00
Environmental Assessment	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00		\$ 3,000.00
Wetlands Review on Abandoned Mining Pond	LS	1	\$ 6,336.00	\$ 6,336.00	\$ 6,336.00		\$ 6,336.00
Mineral Rights Review	LS	1	\$ 2,538.00	\$ 2,538.00	\$ 2,538.00		\$ 2,538.00
Civil Engineering (not in ROW section above)	LS	1	\$ 161,727.00	\$ 161,727.00			
Architectural, Project Management, and Engineering Fees	LS	1	\$ 351,000.00	\$ 351,000.00			
Construction and Materials Testing	LS	1	\$ 110,000.00	\$ 110,000.00			
Development Costs and Fees	LS	1	\$ 1,531,814.00	\$ 1,531,814.00			
Master Site Plan Review Fee	LS	1	\$ 331.00	\$ 331.00	\$ 331.00		\$ 331.00
Building Permit	LS	1	\$ 32,298.00	\$ 32,298.00	\$ 32,298.00		\$ 32,298.00
Building Permit Review Fee	LS	1	\$ 20,994.00	\$ 20,994.00			
Mechanical, Electrical, Plumbing Permit Fees	LS	1	\$ 47,290.00	\$ 47,290.00			
Engineering Plan Review Fee	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		\$ 1,000.00
Traffic Study Review Fee	LS	1	\$ 680.00	\$ 680.00			
Traffic Impact Fees	EA	2	\$ 125,000.00	\$ 250,000.00			
Traffic Mitigation Fee	LS	1	\$ 135.00	\$ 135.00	\$ 135.00		\$ 135.00
Landscape Plan Review Fee	LS	1	\$ 575.00	\$ 575.00			
MDT Encroachment/Occupancy/ROW Fees	LS	1	\$ 14,305.00	\$ 14,305.00	\$ 14,305.00		\$ 14,305.00
Zoning Compliance Fee	LS	1	\$ 115.00	\$ 115.00	\$ 115.00		\$ 115.00
DEQ Review Fee	LS	1	\$ 440.00	\$ 440.00	\$ 440.00		\$ 440.00
Commercial Water Connection	LS	1	\$ 360.00	\$ 360.00	\$ 360.00		\$ 360.00
Commercial Sewer Connection	LS	1	\$ 120.00	\$ 120.00	\$ 120.00		\$ 120.00
Storm Drain Connection	LS	1	\$ 140.00	\$ 140.00	\$ 140.00		\$ 140.00
Water Main Tap Fee	LS	1	\$ 1,005.00	\$ 1,005.00	\$ 1,005.00		\$ 1,005.00
Water Meter and System Development Fee for (2) 1.5" Water Meters	LS	1	\$ 57,890.00	\$ 57,890.00	\$ 57,890.00		\$ 57,890.00
Irrigation Meter and System Development Fee for (1) 2" Irrigation Meter	LS	1	\$ 55,735.00	\$ 55,735.00	\$ 55,735.00		\$ 55,735.00
Sewer Meter and System Development Fee for (2) 1.5" Water Meters	LS	1	\$ 46,880.00	\$ 46,880.00	\$ 46,880.00		\$ 46,880.00
Total Project Cost (Hard and Soft Costs):					\$ 28,059,845.00		
MAX TIF ASSISTANCE (16.66%):					\$ 4,674,770.18	\$ 224,519.00	\$ 1,966,806.00
						\$ 2,191,325.00	

# Billings Logistics Center

Billings, MT

<b>Project Budget</b>	<b>Value</b>	<b>PSF</b>
Land	<b>\$4,265,400</b>	<b>\$14.44</b>
Hard Costs	<b>\$26,421,701</b>	<b>\$89.43</b>
Site Costs	\$5,320,500	\$18.01
Grading, Foundations, and Utilities	\$3,567,500	\$12.08
Paving	\$1,628,000	\$5.51
Landscaping	\$125,000	\$0.42
Shell Costs	\$18,410,886	\$62.32
Concrete	\$4,809,607	\$16.28
Steel and Metals	\$6,351,960	\$21.50
MEPF	\$2,227,746	\$7.54
Roofing and Insulation	\$2,674,500	\$9.05
Finishes	\$831,554	\$2.81
General Conditions and Requirements	\$1,515,519	\$5.13
Off-Site Costs	\$337,111	\$1.14
Utility Extensions	\$197,111	\$0.67
ROW Turn Lane	\$140,000	\$0.47
Other Hard Costs	\$2,353,204	\$7.97
Soft Costs	<b>\$1,638,144</b>	<b>\$5.54</b>
Engineering and Architecture	\$521,702	\$1.77
Materials Testing	\$110,000	\$0.37
Permitting and Fees	\$530,293	\$1.79
Other Soft Costs	\$476,149	\$1.61
Operating, Financing, & Carry	<b>\$2,354,391</b>	<b>\$7.97</b>
Leasing and Tenant Costs	<b>\$3,316,877</b>	<b>\$11.23</b>
<b>Project Total</b>	<b>\$37,996,513</b>	<b>\$128.61</b>



## Exhibit F - Criteria for Review

### Billings SBURA Exhibit F Criteria for Review

#### Relevant to the South Billings Urban Renewal Master Plan

The Project directly meets the requirements of the Master Plan by creating attractive high quality distribution and warehousing space in an area adjacent and with quick access to Interstate 90/94 and which is zoned for such use.

#### Economic Stimulus

The Project will involve upwards of \$38,000,000 of capital investment plus the investment by the ultimate tenants' in leasehold improvements and personal property (racking, forklifts, etc.). Total direct compensation is estimated to be between \$3,200,000 and \$8,000,000.

#### Tax Generation

The current land generated \$500 in real estate taxes in 2021. At completion, we anticipate real estate taxes to be in the \$250,000 range (depending on final assessed value). This does not include any personal property taxes which might be owned on any tenant equipment or improvements.

#### Employment Generation

The Project is estimated to support approximately 100 construction jobs and between 80-200 permanent jobs depending on the ultimate tenant mix.

#### Elimination of Blight

The Project is located on land that was formerly a mining operation and will replace that with Class A concrete tilt-wall distribution centers. Please see attached building elevations.

#### Special or Unique Opportunities

The Project represents a unique opportunity/special need to bring modern high-bay Class A distribution space to the Billings market and would represent the only such product in the market today. The Project addresses the community goal of (its ultimate tenants') providing high-quality well-paying jobs in a clean and modern environment.

#### Impact Assessment

There will be no adverse environmental impacts – all site work will comply with state and federal erosion control requirements/monitoring, stormwater systems will meet or exceed code and the banks along the river will be shored up pursuant to the final approved plans for the Project. The Project design well exceeds design minimums for industrial uses in this zoning and is located adjacent to the interstate with road access which passes only other commercial and industrial uses.

#### Financial Assistance

The Project is only seeking assistance from SBURA for qualified costs related to public infrastructure and removal of blight.

#### Project Feasibility

The industrial market is currently more than 98% occupied and there is currently no comparable product to the Project. The Project currently has over 350,000 SF of prospective users and we are actively marketing to increase that number and write leases in advance of completion.

#### Developer's Ability to Perform + Timely Completion

Developer has extensive experience developing industrial product, having transacted on more than \$25 billion in assets, has recently completed more than 20 million SF of construction and currently has over 22 million SF and \$1.5 billion of industrial projects in the pipeline. The Developer can provide references upon request.

## Exhibit G - Current Projects

### TPA GROUP INDUSTRIAL PORTFOLIO OVERVIEW



Date: 03/04/22

#### CURRENT DEVELOPMENTS

Asset Name	Market Name	State	SF Total	SF Leased	SF Available	% Leased	Est. Completion Date
Southchase Building B	Greenville	South Carolina	69,770	0	69,770	0%	Complete
Passco Phase 1	Greenville	South Carolina	158,886	158,886	0	100%	Complete
Memphis Super Hub	Memphis	Tennessee	1,013,500	1,013,500	0	100%	Complete
Memphis Holmes - Phase II <sup>[1]</sup>	Memphis	Tennessee	107,540	107,540	0	100%	Q1-2022
Palm Beach Small Bay <sup>[2]</sup>	West Palm Beach	Florida	206,700	0	206,700	0%	Q1-2022
I-85 N Walnut Fork Logistics <sup>[2]</sup>	Atlanta	Georgia	234,620	0	234,620	0%	Q3-2022
West Midtown Delivery Station <sup>[1]</sup>	Atlanta	Georgia	220,683	220,683	0	100%	Q3-2022
Joel East <sup>[1][2]</sup>	DFW	Texas	353,705	353,705	0	100%	Q4-2022
Nashville North Logistics <sup>[1]</sup>	Nashville	Tennessee	1,080,308	1,080,308	0	100%	Q4-2022
Laredo Logistics Phase II <sup>[1][2]</sup>	Laredo	Texas	400,000	400,000	0	100%	Q1-2023
Bloomington Logistics Phase I <sup>[1][2]</sup>	Savannah	Georgia	922,787	922,787	0	100%	Q1-2023
Bloomington Logistics Phase II <sup>[2]</sup>	Savannah	Georgia	655,370	0	655,370	0%	Q1-2023
Socorro Logistics Center - Building 2	El Paso	Texas	335,239	0	335,239	0%	Q1-2023
Socorro Logistics Center - Building 4	El Paso	Texas	772,000	0	772,000	0%	Q1-2023
I-35 Logistics Center - Building 1	Laredo	Texas	458,630	0	458,630	0%	Q1-2023
I-35 Logistics Center - Building 2	Laredo	Texas	300,545	0	300,545	0%	Q1-2023
I-35 Logistics Center - Building 3	Laredo	Texas	200,250	0	200,250	0%	Q1-2023
I-85 N Walnut Fork Logistics - Phase II <sup>[2]</sup>	Atlanta	Georgia	210,600	0	210,600	0%	Q2-2023
Huntsville Crossroads II	Huntsville	Alabama	234,000	0	234,000	0%	Q2-2023
Augusta Grove 10 <sup>[2]</sup>	Greenville	South Carolina	336,850	0	336,850	0%	Q2-2023
Suwanee Logistics Center <sup>[2]</sup>	Atlanta	Georgia	327,825	0	327,825	0%	Q2-2023
I-75 N Logistics <sup>[1]</sup>	Atlanta	Georgia	3,430,000	3,430,000	0	100%	Q4-2023
<b>Totals:</b>	<b>22 Projects</b>		<b>12,029,808</b>	<b>7,687,409</b>	<b>4,342,399</b>	<b>64%</b>	

<sup>[1]</sup> BTS Project  
<sup>[2]</sup> Pre-Sold

**TPA GROUP**  
INDUSTRIAL PORTFOLIO OVERVIEW



Date: 03/04/22

**PLANNED DEVELOPMENTS**

Asset Name	Market Name	State	SF Total	SF Leased	SF Available	% Leased	Est. Completion Date
Socorro Logistics Center - Building 1	El Paso	Texas	946,400	0	946,400	0%	2023-2025
Socorro Logistics Center - Building 3	El Paso	Texas	382,720	0	382,720	0%	2023-2025
Socorro Logistics Center - Building 5	El Paso	Texas	316,160	0	316,160	0%	2023-2025
Socorro Logistics Center - Building 6	El Paso	Texas	432,640	0	432,640	0%	2023-2025
Socorro Logistics Center - Building 7	El Paso	Texas	208,000	0	208,000	0%	2023-2025
Palm Beach Park of Commerce	West Palm Beach	Florida	556,000	0	556,000	0%	2023
Palm Beach Southern Blvd Industrial	West Palm Beach	Florida	2,000,000	0	2,000,000	0%	2024-2025
Bloomington Logistics - Phase III <sup>[1]</sup>	Savannah	Georgia	473,200	0	473,200	100%	2023
Bloomington Logistics - Phase IV <sup>[1]</sup>	Savannah	Georgia	360,000	0	360,000	100%	2023
Beachline Industrial	Orlando	Florida	470,000	0	470,000	0%	2023
I-75 N Logistics - Phase II	Atlanta	Georgia	790,500	0	790,500	0%	2023
Kansas City Logistics Center - Phase I	Kansas City	Kansas	1,070,487	0	1,070,487	0%	2023
I-77 North Logistics Center - Building 1	Charlotte	North Carolina	1,004,400	0	1,004,400	0%	2023
I-77 North Logistics Center - Building 2	Charlotte	North Carolina	701,100	0	701,100	0%	2023
I-77 Statesville Industrial	Charlotte	North Carolina	1,000,000	0	1,000,000	0%	2023
70 East Phase III	Columbus	Ohio	1,277,435	0	1,277,435	0%	2023
West 70 Logistics Center (Cold) - Building 1	Columbus	Ohio	295,660	0	295,660	0%	2023
West 70 Logistics Center (Cold) - Building 2	Columbus	Ohio	206,952	0	206,952	0%	2023
West 70 Logistics Center - Building 1	Columbus	Ohio	462,000	0	462,000	0%	2023
West 70 Logistics Center - Building 2	Columbus	Ohio	550,000	0	550,000	0%	2023
West 70 Logistics Center - Building 3	Columbus	Ohio	248,085	0	248,085	0%	2023
Memphis Airport North	Memphis	Tennessee	903,960	0	903,960	0%	2023
Tucson Logistics	Tucson	Arizona	194,750	0	194,750	0%	2023
Albuquerque Logistics Center	Albuquerque	New Mexico	325,000	0	325,000	0%	2023
Reno Logistics Center	Reno	Nevada	330,000	0	330,000	0	2023
Rio Rico Logistics Center <sup>[1]</sup>	Rio Rico	Arizona	150,000	0	150,000	100%	2023
Nashville Logistics Center	Nashville	Tennessee	250,120	0	250,120	0%	2023
Knoxville Logistics Center	Knoxville	Tennessee	260,000	0	260,000	0%	2023
Lagrange Logistics Center	Lagrange	Georgia	1,000,000	0	1,000,000	0%	2023
Tilford Logistics Center - Building 2	Atlanta	Georgia	806,400	0	806,400	0%	2023
Tilford Logistics Center - Building 3	Atlanta	Georgia	177,940	0	177,940	0%	2023
Tilford Logistics Center - Building 4	Atlanta	Georgia	206,550	0	206,550	0%	2023
Haines City Cold Storage	Haines City	Florida	415,280	0	415,280	0%	2023
Little Rock Logistics Center <sup>[1]</sup>	Little Rock	Arkansas	1,201,200	0	1,201,200	100%	2023
Norcross Logistics Center	Atlanta	Georgia	336,000	0	336,000	0%	2023
Caldwell Logistics Center	Boise	Idaho	600,000	0	600,000	0%	2023
Upstate Corporate Park	Spartanburg	South Carolina	1,257,400	0	1,257,400	0%	2023
Barrow Logistics Center <sup>[1]</sup>	Winder	Georgia	180,638	0	180,638	100%	2024
Time Oil Road	Portland	Oregon	602,000	0	602,000	0%	2024
Kuebler Road	Easton	Pennsylvania	468,000	0	468,000	0%	2024
Haines City Logistics - Building 1 <sup>[1]</sup>	Haines City	Florida	150,000	0	150,000	100%	2023
<b>Totals:</b>	<b>42 Projects</b>		<b>23,862,377</b>	<b>0</b>	<b>23,862,377</b>		

[1] B15 Project