

# **SOUTH RAPID CITY TAX INCREMENT DISTRICT**

## **5- APPLICANT AND INTERESTED OWNERS INFORMATION:**

Stoneridge, LLC is the applicant for this tax increment district. Attached in Figure 2 is all the entity information. The registration of the entity and name of the partners are included. Stoneridge LLC is partnering with THF Rapid City Investors LLC to develop retail in South Rapid City. They will be bringing large retailers including Wal-Mart to Portions of this property. The impact of this development on the surrounding area in the south side of Rapid City will be huge for most existing undeveloped land in the area.

**Stoneridge, L.L.C.**

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Pat Hall 53.33  
632 Main Street  
Rapid City, SD 57701

Shaffland, LLC 13.33  
Hani Shafai & Bruce Ashland  
528 Kansas City Street  
Suite 4  
Rapid City, SD 57701

SDS Consulting, LP 19.77  
C/O Sally Broucek  
412 Tamarack Drive  
Rapid City, SD 57701

Heirloom Investments, Inc 6.77  
C/O Scott Craig  
P.O. Box 8006  
Rapid City, SD 57709

Scheri Biehler 6.77  
170 50th Avenue place  
Greeley, CO 80634

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## FIGURE 2- TIF BOUNDARY PROPERTY OWNERS

TAX I.D. #	PROPERTY OWNER/ ADDRESS	LEGAL DESCRIPTION	AREA (AC)	STATUS
60930	Stoneridge, LLC (Applicant) 412 TAMARACK DR  Rapid City, SD 57701	Unplatted Balance of SW1/4NE1/4...  of Section 24, T1N, R7E	62	Vacant Land
59893	Stoneridge, LLC (Applicant) 412 TAMARACK DR  Rapid City, SD 57701	Lot 1 Blk 1 Black Hills Center  of Section 24, T1N, R7E	2.34	Vacant Land
59895	Stoneridge, LLC (Applicant) 412 TAMARACK DR  Rapid City, SD 57701	Lot 3 Blk 1 Black Hills Center  of Section 24, T1N, R7E	1.22	Vacant Land
59896	Stoneridge, LLC (Applicant) 412 TAMARACK DR  Rapid City, SD 57701	Lot 4 Blk 1 Black Hills Center  of Section 24, T1N, R7E	1.27	Vacant Land
59897	Zandstra Leasing Company, LLP  PO Box 1940  Rapid City, SD 57709	Lot 1 Block 3, Black Hills Center,  Section 24, T1N, R7E	4.17	Vacant Land
59915	Eagle Ridge Properties, LLC  1311 11th St  Rapid City, SD 57701	Lot 2A, Block 1 of Black Hills Center  Section 24, T1N, R7E	4.01	Vacant Land
60527	BIG D OIL CO  3685 Sturgis Road  Rapid City, SD 57702	Lot 7, Block 2, Black Hills Center  Section 24, T1N, R7E	3.1	Vacant Land

60190	First Interstate Bank PO BOX 30918 Billings, MT 59116	Lot 8, Block 2, Black Hills Center Section 24, T1N, R7E	1.57	Vacant Land
60929	RAPID CITY ACQUISITION LLC 1000 FIANNA WAY Fort Smith, AR 72919	Lot 4, Block 2, Fifth Street Plaza Section 24, T1N, R7E	6.7	Vacant Land
60927 & 60928	FIFTH STREET DEVELOPERS LLC 5560 Sierra Ct. Rapid City, SD 57702	Lot 2 and Lot 3, Block 2, Fifth Street Plaza Section 24, T1N, R7E	3.7	Vacant Land
59054	Colinas Properties, LLC 7120 Prestwick Rd Rapid City, SD 57702	Lot 3 Block 1 of Fifth Street Plaza Section 24, T1N, R7E	1.26	Vacant Land
44490	City of Rapid City 300 Sixth Street Rapid City, SD 57701	NE1/4 LESS PT OF MJK SUB, LESS LOTS H3, H5 & ROW; E1/2NW1/4 LESS PT MJK SUB LESS LOT H2 & LESS ----- Section 19, T1N, R8E	133.54	Landfill
60522	Stoneridge, LLC 412 TAMARACK DR Rapid City, SD 57701	Lot 1 Block 1 Fifth Street Plaza Section 24, T1N, R7E	1.72	Vacant Land
TOTAL AREA WITHOUT ROW			226.6	
TOTAL AREA WITH ROW (AC)			303	