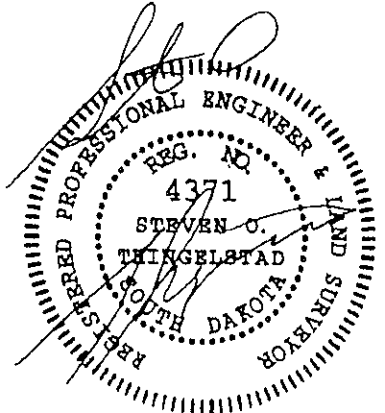
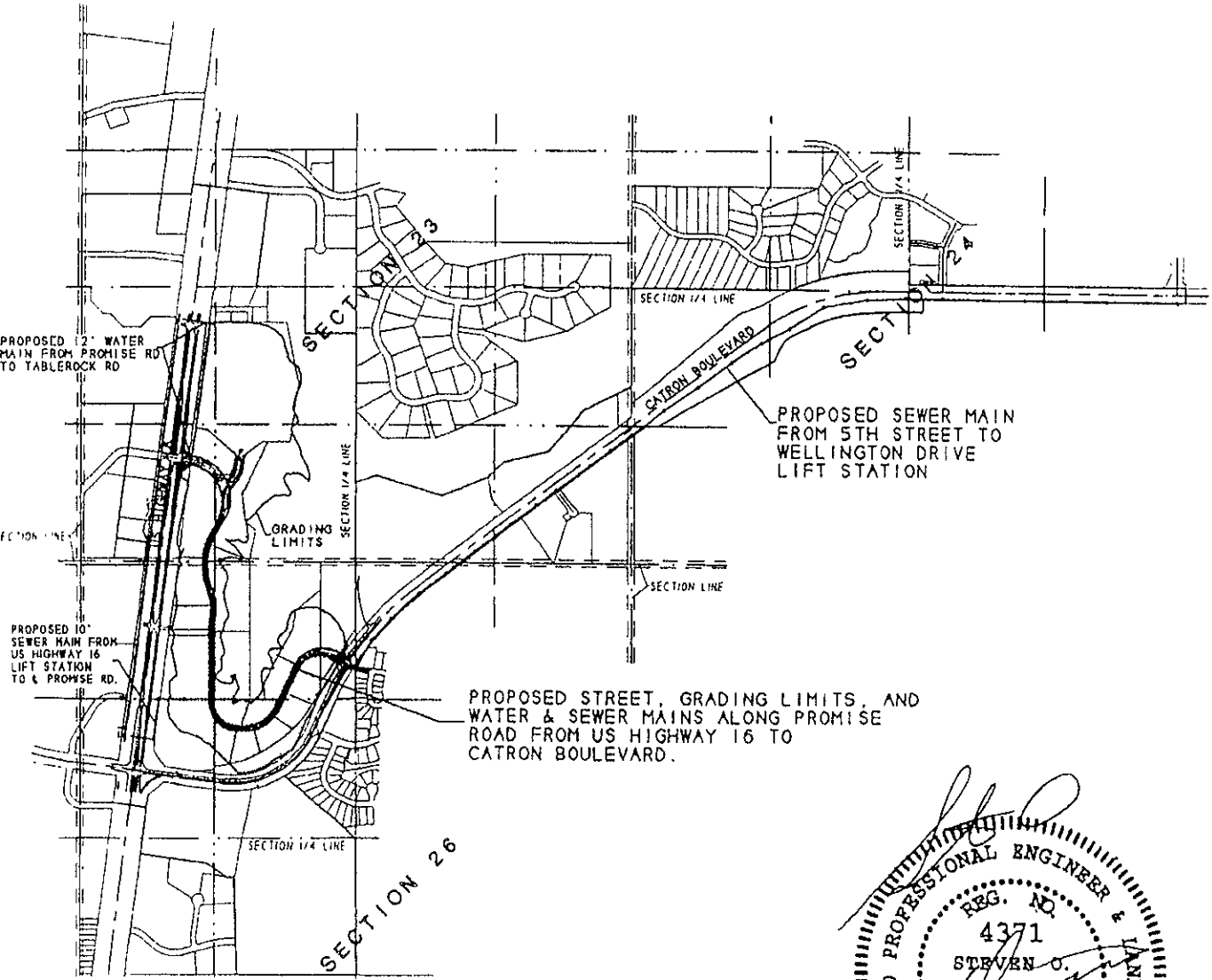


EXHIBIT
OF
TAX INCREMENT FINANCING (TIF) DISTRICT
IMPROVEMENTS
LOCATED IN SECTIONS 23, 24 & 26,
T1N, R7E, RAPID CITY
PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 1500'
MAY 10, 2007

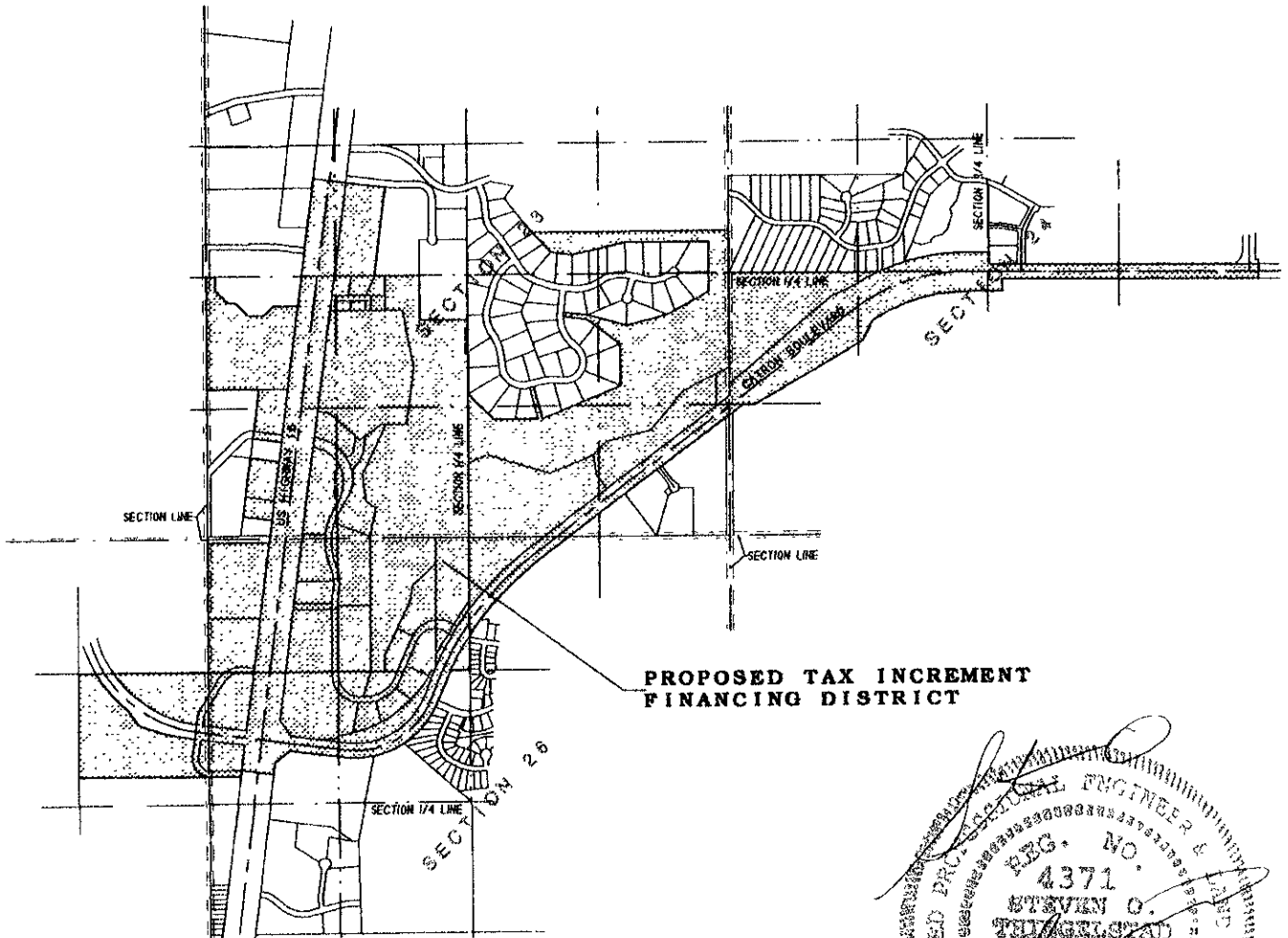


BRITTON ENGINEERING & LAND SURVEYING, INC
8035 BLACK HAWK ROAD, SUITE 5
BLACK HAWK, SOUTH DAKOTA 57718
TELEPHONE: (605) 716-7988

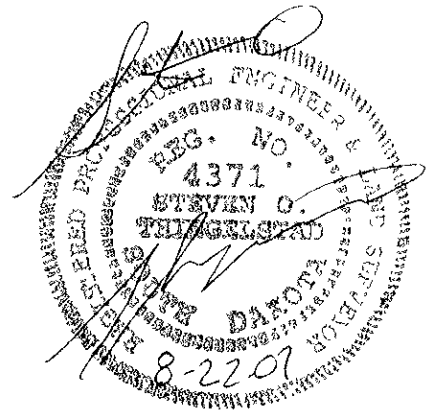
EXHIBIT
OF
TAX INCREMENT FINANCING (TIF) DISTRICT
LOCATED IN SECTIONS 23, 24 & 26,
T1N, R7E, RAPID CITY
PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 1800'
MAY 10, 2007



**PROPOSED TAX INCREMENT
FINANCING DISTRICT**

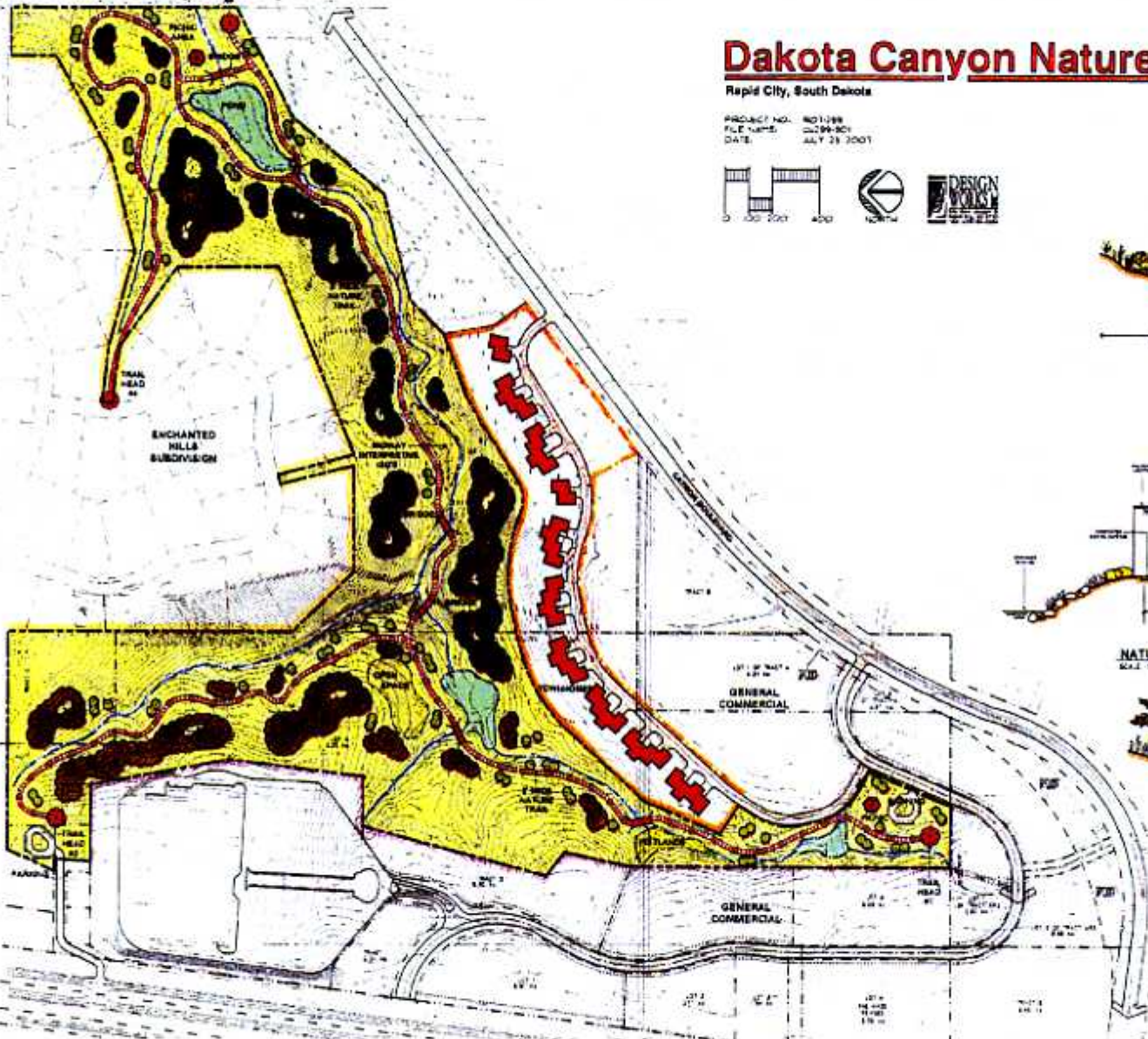
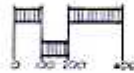


BRITTON ENGINEERING & LAND SURVEYING, INC.
8035 BLACK HAWK ROAD, SUITE 5,
BLACK HAWK, SOUTH DAKOTA 57718
TELEPHONE (605) 716-7988

Dakota Canyon Nature Preserve

Rapid City, South Dakota

PROJECT NO. RD1088
FILE NAME: 02299-SC1
DATE: JULY 23, 2001



**Tax Increment District
Project Plan**

Project Costs	Total	1st Year (60%)	2nd Year (40%)
Site Clearing, Cut & Fill, Blasting & Grading	\$ 2,000,000.00	\$ 1,200,000.00	\$ 800,000.00
Erosion Control	\$ 375,000.00	\$ 225,000.00	\$ 150,000.00
Wetland Mitigation	\$ 250,000.00	\$ 150,000.00	\$ 100,000.00
Drainage System	\$ 1,600,000.00	\$ 960,000.00	\$ 640,000.00
Storm Sewer & Structures	\$ 750,000.00	\$ 450,000.00	\$ 300,000.00
Water	\$ 950,000.00	\$ 570,000.00	\$ 380,000.00
Sanitary Sewer, Road Bores	\$ 1,500,000.00	\$ 900,000.00	\$ 600,000.00
Landscaping	\$ 100,000.00	\$ 60,000.00	\$ 40,000.00
Nature Preserve Upgrade	\$ 750,000.00	\$ 450,000.00	\$ 300,000.00
Traffic Controls, Intersections	\$ 1,450,000.00	\$ 870,000.00	\$ 580,000.00
Off Site Sanitary Sewer	\$ 2,300,000.00	\$ 1,380,000.00	\$ 920,000.00
Other Necessary and Convenient Cost	\$ 1,250,000.00	\$ 750,000.00	\$ 500,000.00
Engineering/Professional Fees	\$ 550,000.00	\$ 330,000.00	\$ 220,000.00
Contingency 16.7%	\$ 2,775,000.00	\$ 1,665,000.00	\$ 1,110,000.00
Total Project Costs	\$ 16,600,000.00	\$ 9,960,000.00	\$ 6,640,000.00