

## NAVAJO CODE TALKERS MUSEUM, LLC.

The legacy of the Navajo Code Talkers is to be brought forth in a new museum complex to be built on Navajo Code Talker Property held in Tse Bonito, New Mexico. It is the wish of the Navajo Code Talkers Museum Board to prepare the site given to the Code Talkers by the Chevron Mining Company to complete this task.

The Navajo Code Talkers were instrumental in winning the war in the Pacific in WW2. These brave and ingenious men developed the only officially sanctioned Native American Indian language code which was never broken by the Japanese. The Code was so secret, that it was deemed Classified until recently when it was declassified by the US military. What would take 30-40 minutes to send a message in normal time for the military, the Navajos did it in 5 minutes to send the whole message.

The Code Talkers are great American Heroes and saved many US Marines lives in the war in the Pacific. There were once over 400 brave men that signed up as Code Talkers and now as time marched on the number is down to 4 brave men today. This is the urgency we feel to generate funds to build this facility in the very near future.

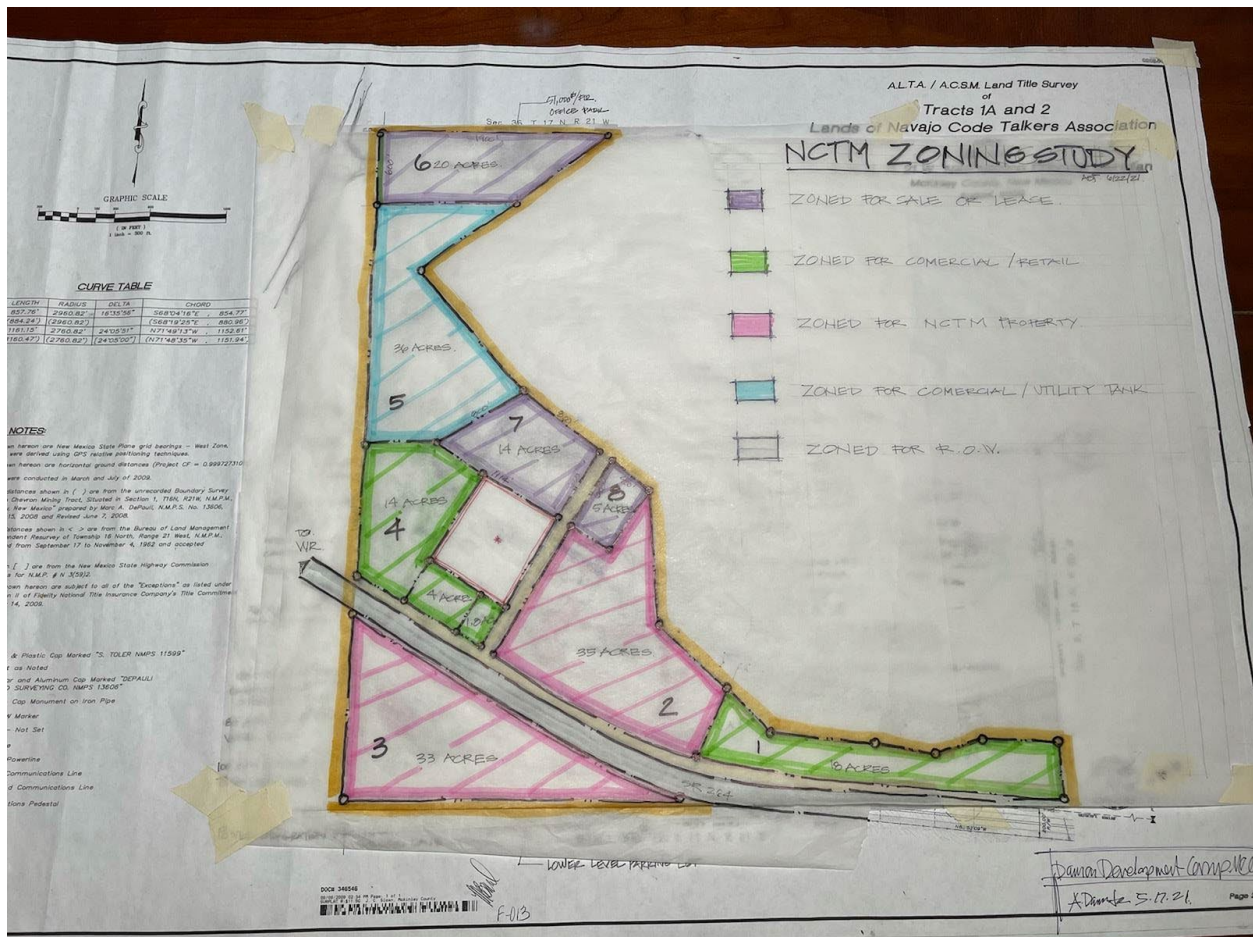
The Tse bonito site is owned by the Code Talker Museum Board free and clear. The Board is moving forward in the planning and development of the entire site. The Code Talker association has completed programming and master plans for the site by the University of Arizona to provide design planning guidance and graduate level solutions for the new museum site and subsequent ancillary buildings.



The Code Talker building site was recommended by the University of Arizona to be placed on the hill to the Northeast of the site. It is on this site and building location provided by the U of A, that the Board wishes to build the new museum. Project solutions were provided by the University and now the Code Talkers Museum Board are undertaking the development of the project.

The late Senator John Pinto, who was a Code Talker himself, was voted into the New Mexico State Senate and he was able to establish a fund to design and build a new Code Talker Museum on the Tse Bonito site. Mr. Pinto was able to secure just over \$1 million dollars for the Code Talker Museum. That funding is being held by the Navajo Tribe at this time.

The Code Talker Museum Board would like to pursue additional avenues for monetary support for the completion of the design and construction of a new Code Talker Facility. The Code Talker project requires investment into infrastructure and utilities. The Board is looking for investment into the Navajo Code Talker Museum, LLC. via this entity which is a 501 c.3 non-profit organization based in AZ. The Navajo Code Talker Museum, LLC is registered with the IRS as an tax exempt organization and can accept donations on a tax deduction basis on US taxes. The Code Talkers Museum, LLC is now fully functional with Banking and Corporate holdings in place. We would to start accepting donations to complete our planning and development efforts for the Navajo Code Talkers.



Preliminary Zoning Plan

The Code Talkers Museum Board is designated the task to raise funds for the development of the new facility and related infrastructure. The Board has generated planning documents for land lease and or sale negotiations with other investment partners to build on our site. There are aspirations for retail spaces, commercial spaces, tenant lease office spaces and energy development.

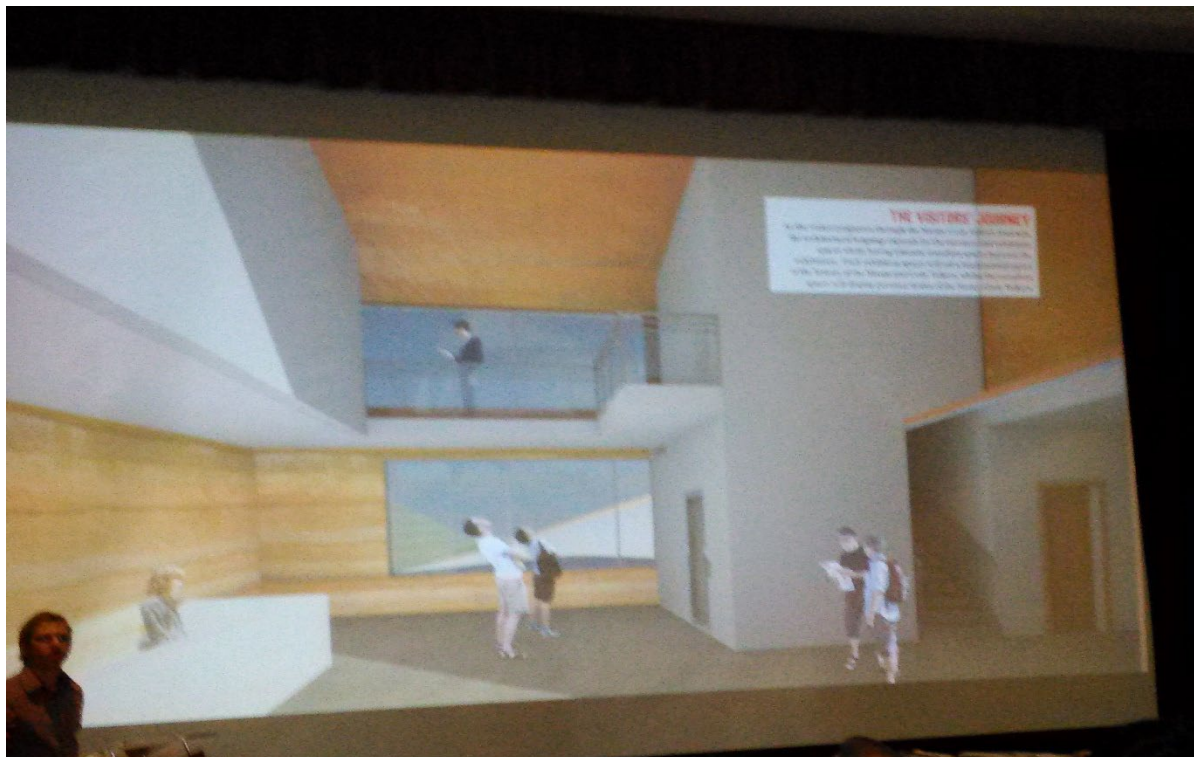
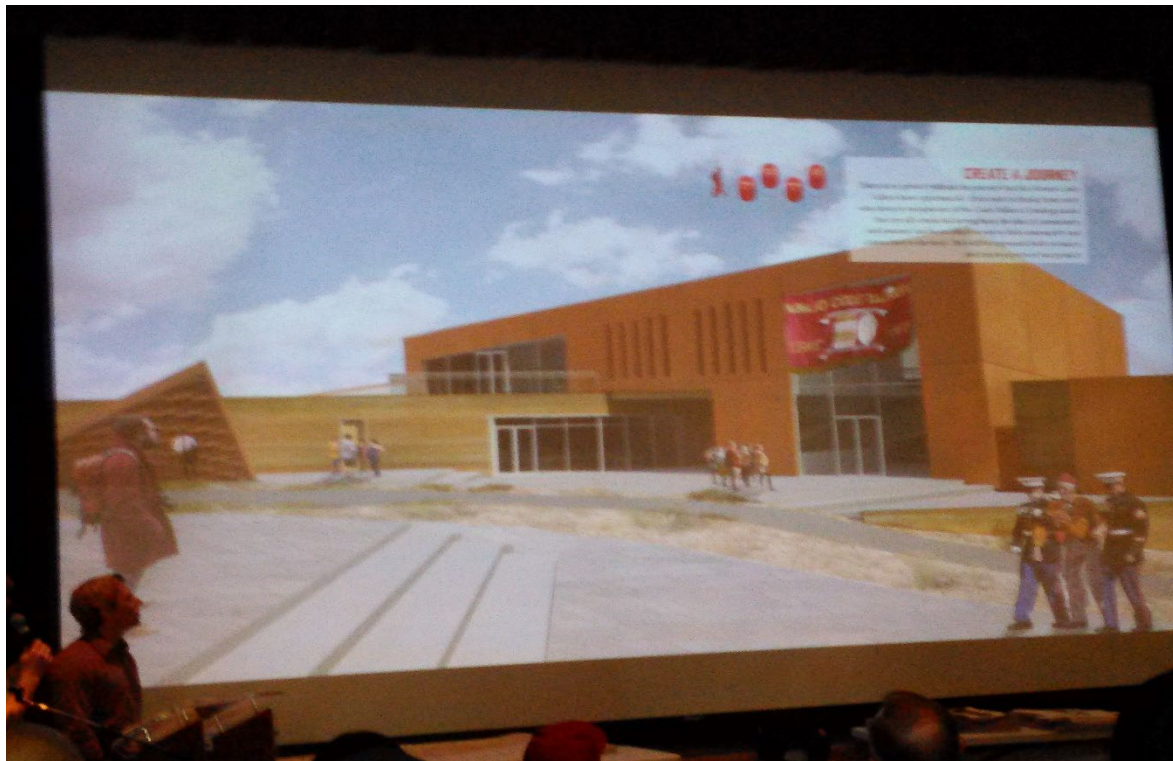
The Board is currently engaged in negotiations with the BLM for a municipal water line to traverse our site on the north side of the State Road 264 which was named by the State of NM as, " The Navajo Code Talkers Highway". This effort will provide water to our site for future developments in this region. We are also engaged in negotiations with the Navajo EPA for sale of 14-20 acres they need for the testing requirements by the agency. This action will provide utilities to be placed alongside the entrance roads to the site.



### Preliminary Master Plan

With over 200 acres within our site boundaries, the Board is looking for other developments to be placed on the site. These other sites can be carved out of the over all site boundary in another survey of the plat to be submitted to the McKinley County Recorder.

University of Arizona Concepts



The Code Talkers Museum, LLC. Is prepared to move forward with investors on this project and have completed some preliminary estimates on the overall project cost of the facility. The project cost is broken down as follows to be constructed on the Code Talker property in Tse Bonito, NM:

- A. Building Cost = 45,000 sf X \$450/sf .....= \$ 20,250,000.00
- B. Site development cost = ( A X .45% ) .....= \$ 9,112,500.00
- C. Fixed Equipment Cost = ( A X .40% ) .....= \$ 8,100,000.00
- D. Construction Contingency = ( A X .04% ) ..... = \$ 810,000.00
- E. Construction Cost = ( A + B + C + D ) ..... = \$ 38,272,500.00
- F. A/E Fees = ( 8% of E ) ..... = \$ 3,061,800.00
- G. Moveable Equipment = ( 35% of E ) ..... = \$13,395,375.00
- H. Legal / Project Management ( 3 % of E ) ..... = \$ 1,148,175.00
- I. Owners Reserve ( 4 % of E ) ..... = \$ 1,530,900.00
- J. Project Cost ( E +F + G + H + I ) ..... = \$ 57,408,750.00

The Navajo Code Talkers Museum, LLC. Is looking forward to the opportunity to fund and build the needed Navajo Code Talker Museum for all generations to see and learn on how the Navajo Code Talkers used their language to defeat an enemy and preserve the Navajo way of life.



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Mr. Peter MacDonald, President

Navajo Code Talkers Museum

11/4/2021