

RESOLUTION NO. 99-17524

A RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1323; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND **AND SUPERSEDING AND REPEALING RESOLUTION NO. 96-17146.**

BE IT RESOLVED by the City Council of the City of Billings (the "City"), Montana, as follows:

Section 1. Proposed Improvements; Intention To Create District. The City proposes to undertake certain local improvements (the "Improvements") to benefit certain property located in the City. The Improvements consist of providing water mains and services, sanitary sewer mains and services, storm drainage mains and services, curb, gutter, sidewalk, and street improvements to the Burlington Northern Industrial Area (as shown on Exhibit "A"), and as more particularly described in Section 5. The total estimated costs of the Improvements are \$3,126,126.00. The costs of the Improvements are to be paid from the Special Improvement District Bonds and a cash contribution from the City, as described in Section 9 (e). It is the intention of this Council to create and establish in the City under Montana Code Annotated, Title 7, Chapter 12, Parts 41 and 42, as amended, a special improvement district (the "District") for the purpose of financing costs of the Improvements and paying costs incidental thereto, including costs associated with the sale and the security of special improvement district bonds drawn on the District (the "Bonds"), the creation and administration of the District, the funding of a deposit to the City's Special Improvement District Revolving Fund (the "Revolving Fund"). The total estimated costs of the Improvements, including such incidental costs, to be financed by the Bonds are \$2,664,000.00. The Bonds are to be payable primarily from special assessments to be levied against property in the District, which property will be specially benefited by the Improvements in an amount not less than \$2,664,000.00.

Section 2. Number of District. The District, if the same shall be created and established, shall be known and designated as Special Improvement District No. 1323 of the City of Billings, Montana.

Section 3. Boundaries of District. The limits and boundaries of the District are depicted on a map attached as "Exhibit A" hereto (which is hereby incorporated herein and made a part hereof) and more particularly described on "Exhibit B" hereto (which is hereby incorporated herein and made a part hereof), which boundaries are designated and confirmed as the boundaries of the District. A listing of each of the properties in the District is shown on "Exhibit C" hereto (which is hereby incorporated herein and made a part hereof).

Section 4. Benefited Property. The District and territory included within the limits and boundaries described in Section 3 and as shown on Exhibits "A", "B" and "C" are hereby declared to be the special improvement district and the territory which will benefit and be benefited by the Improvements and will be assessed for the costs of the Improvements as described in Section 7. The property included within said limits and boundaries is hereby declared to be the property benefited by the Improvements.

Section 5. General Character of the Improvements. The general character of the improvements is to provide the following improvements:

Water mains and service lines will be installed in Monad Road, Daniel Street, Charles Street, Bernard Street, Albert Street, South Plainview Street, and the Burlington Northern Railroad right-of-way (adjacent to U.S. Highway 10 and 212).

Sidewalk will be installed on both sides of Monad Road from Edwards Street to the west side of Daniel Street.

Curb and gutter, asphalt surfacing, and base course gravel will be installed in Monad Road from Edwards Street to the east side of S. Plainview Street.

Storm drain mains and service lines will be installed in Daniel Street.

Storm drain inlets and piping will be installed in Daniel Street and Monad Road.

Sanitary sewer mains and service lines will be installed in Daniel Street (between Industrial Avenue and Monad Road), Charles Street (between Industrial Avenue and Monad Road), Monad Road, and Industrial Avenue.

Section 6. Engineer and Estimated Cost. Morrison-Maierle, Inc.; 2020 Grand Avenue; Billings, MT 59102 shall be the engineer for the District. The Engineer has estimated that the costs of the Improvements, including all incidental costs, is \$3,126,126.00.

Section 7. Assessment Methods: Combination of Methods. The costs of the improvements shall be assessed to properties within the District for one or more of **14** Assessment Items as show on Exhibit "D" and shall be based on the actual area, frontage, and utility service connection methods of assessment as described in Sections 7-12-4162, 4163, and 4164, M.C.A., as particularly applied and set forth in this Section 7.

7.01. Actual Area Method

a) Assessment Item #1 is for the installation of a lateral storm drain main in Daniel Street between Monad Road and Industrial Avenue. The total estimated cost of Assessment Item #1 is \$150,663.57 and shall be assessed against each lot, tract or parcel of land fronting Daniel Street between Industrial Avenue and Monad Road for that part of the cost of the Assessment Item #1 improvements that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts or parcels of land participating in the Assessment Item #1 improvements, exclusive of streets, avenues and alleys. The total assessable area of the Assessment Item #1 properties in the District to be assessed is 711,214 square feet. The cost of Assessment Item #1 improvements per square foot of assessable area shall not exceed \$0.21184. The assessment for each lot, tract or parcel of land for Assessment Item #4 is shown on Exhibit "E", hereto.

b) Assessment Item #4 is the upsizing of water mains from the existing 8-inch size to 12 inches in South Plainview and the replacement of fire hydrants. The total estimated cost of this Assessment Item is \$279,137.10 and shall be assessed against each lot, tract or parcel of land within the District for that part of the costs of Assessment Item #4 that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts, or parcels of land participating in the cost of Assessment Item #4, exclusive of streets, avenues and alleys. The total assessable area of Assessment Item #4 properties to be assessed is 5,877,808 square feet. The cost of Assessment Item #4 per square foot of assessable area shall not exceed \$0.04749. The assessment for each lot, tract or parcel of land for Assessment Item #4 is shown on Exhibit "E", hereto.

c) Assessment Item #5 is construction of a 12-inch water main in Monad Road and the BN right-of-way. The total estimated cost of Assessment Item #5 improvements is \$274,552.41, and shall be assessed against all properties within the District for that part of the costs of Assessment Item #5, that the assessable area of such lot, tract or parcel bears to the total are of all lots, tracts or parcels of land participating in said Assessment Item #5, exclusive of streets, avenues and alleys. The total assessable area of the Assessment Item #5 properties to be assessed is 5,877,808 square feet. The cost of the Assessment Item #5 improvements per square foot of assessable area shall not exceed \$0.04671. The assessment for each lot, tract or parcel of land for the Assessment Item #5 improvements is shown on Exhibit "E", hereto.

d) Assessment Item #10 is asphalt street improvements Monad Road. The total estimated cost of Assessment Item #10 is \$295,418.63 and shall be assessed against each lot, tract or parcel of land within the District for that part of the cost of the Assessment Item #10 improvements that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts or parcels of land participating in the Assessment Item #10 improvements, exclusive of streets, avenues and alleys. The total assessable area of the Assessment Item #10 properties in the District to be assessed is 5,877,808 square feet. The cost of Assessment Item #10 improvements per square foot of assessable area shall not exceed \$0.05026. The assessment for each lot, tract or parcel of land for the Assessment Item #10 improvements is shown on Exhibit "E", hereto.

e) Assessment Item #11 is the installation of sanitary sewer mains in Daniel and Plainview Streets between Industrial Avenue and Monad Road, and the easterly portion of Industrial Avenue. The total estimated cost of Assessment Item #11 improvements is \$334,019.22 and shall be assessed against each lot, tract or parcel of land within the District which will have sanitary sewer service provided by the sanitary sewer mains described above for that part of the cost of the Assessment Item #11 improvements that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts or parcels of land participating in the Assessment Item #11 improvements, exclusive of streets, avenues and alleys. The total assessable area of the Assessment Item #11 properties in the District to be assessed is 1,526,945 square feet. The cost of Assessment Item #11 improvements per square foot of assessable area shall not exceed \$0.21875. The assessment for each lot, tract or parcel of land for the Assessment Item #11 improvements is shown on Exhibit "E", hereto.

f) Assessment Item #12 is the installation of sanitary sewer mains in Charles Avenue between Monad Road and Industrial Avenue. The total estimated cost of Assessment Item #12 improvements is \$91,271.82 and shall be assessed against each lot, tract or parcel of land fronting Charles Street between Monad Road and Industrial Avenue for that part of the cost of the Assessment Item #12 improvements that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts or parcels of land participating in the Assessment Item #12 properties, exclusive of streets, avenues and alleys. The total assessable area of the Assessment Item #12 improvements in the District to be assessed is 641,765 square feet. The cost of Assessment Item #12 improvements per square foot of assessable area shall not exceed \$0.14222. The assessment for each lot, tract or parcel of land for the Assessment Item #12 improvements is shown on Exhibit "E", hereto.

7.02. Frontage Method

a) Assessment Item #3 is for the cost of an 8-inch water main to provide service to parcels along South Plainview, Albert, Bernard, Charles, and Daniel Streets within the District between Industrial Avenue and the BN right-of-way. The total estimated cost of Assessment Item #3 improvements is \$944,853.14 and shall be assessed against each lot, tract or parcel of land in the District with frontages along those streets, as described above, for that part of the cost of the Assessment Item #3 improvements that the frontage of such lot, tract or parcel bears to the total frontage of all lots, tracts or parcels of land participating in the Assessment Item #3 improvements. The total frontage of the Assessment Item #3 improvements to be assessed is 16,022.80 lineal feet. The cost of the Assessment Item #3 improvements per lineal foot of frontage shall not exceed \$58.96929. The assessment for each lot, tract or parcel of land for the Assessment Item #3 improvements is shown on Exhibit "E", hereto.

b) Assessment Item #8 is for the installation of sidewalk along the Monad Road frontages from Edwards Street to the west side of Daniels Street. The total estimated cost of Assessment Item #8 improvements is \$28,158.40 and shall be assessed against each lot, tract or parcel of land, as described above, for that part of the cost of the Assessment Item #8 improvements that the frontage of such lot, tract or parcel bears to the total frontage of all lots, tracts or parcels of land participating in the Assessment Item #8 improvements. The total frontage of the Assessment Item #8 improvements to be assessed is 808 lineal feet. The cost of Assessment Item #8 improvements per lineal foot of

frontage shall not exceed \$34.84951. The assessment for each lot, tract or parcel of land for the Assessment Item #8 improvements is shown on Exhibit "E", hereto.

c) Assessment Item #9 is for the installation of curb and gutter along both sides of Monad Road from Edwards Street to the east side of S. Plainview Street. The total estimated cost of Assessment Item #9 improvements is \$83,493.59 and shall be assessed against each lot, tract or parcel of land as described above, for that part of the cost of the Assessment Item #9 improvements that the frontage of such lot, tract or parcel bears to the total frontage of all lots, tracts or parcels of land in the District participating in the Assessment Item #9 improvements. The total frontage of the Assessment Item #9 properties to be assessed is 4,024.87 lineal feet. The cost of Assessment Item #9 improvements per lineal foot of frontage shall not exceed \$20.74442. The assessment for each lot, tract or parcel of land for the Assessment Item #9 improvements is shown on Exhibit "E", hereto.

7.03. Utility Service Connections Method

a) Assessment Item #2 is for new storm drain services from the new storm drains constructed under Assessment Item #1. The total estimated cost of Assessment Item #2 improvements is \$9,957.00 and shall be assessed against each lot, tract or parcel of land in the District which receives a new storm drain service extension. The total number of storm drain services extended under Assessment Item #2 to be assessed is six. The cost of the Assessment Item #2 improvements per service shall not exceed \$1,659.50. The assessment for each lot, tract or parcel of land for new storm drain services extended under Assessment Item #2 improvements is shown on Exhibit "E", hereto.

b) Assessment Item #6 is to provide new water service extensions for those parcels that currently lack a water service extension. The total estimated cost of Assessment Item #6 improvements is \$11,984.40 and shall be assessed against each lot, tract or parcel of land in the District which receives a new water service. The total number of new water services to be provided under the Assessment Item #6 improvements is nine. The cost of Assessment Item #6 improvements per service provided shall not exceed \$1,327.60. The assessment for each lot, tract or parcel of land which receives a water service extension under Assessment Item #6 is shown on Exhibit "E", hereto.

c) Assessment Item #7 is to reconnect existing water services to the water mains being constructed under Assessment Items #3-5. The total estimated cost of Assessment Item #7 improvements is \$129,844.13 and shall be assessed against each lot, tract or parcel of land in the District which has an existing water service reconnected. The total number of reconnected water services in the District to be assessed is 78. The cost of the reconnected water service improvements to be assessed under Assessment Item #7 shall not exceed \$1,664.67. The assessment for each lot, tract or parcel of land which receives a reconnected water service under the Assessment Item #7 improvements is shown on Exhibit "E", hereto.

d) Assessment Item #13 is for new sanitary sewer services extended to the property line of properties for new sanitary sewer lines being constructed under Assessment Items #11 and 12. The total estimated cost of Assessment Item #13 improvements is \$5,808.25 and shall be assessed against each lot, tract or parcel of land in the District which receives a new sanitary sewer service extension under Assessment Item #13. The total number of new sanitary sewer service extensions under Assessment Item #13 to be assessed is five. The cost of the Assessment Item #13 improvements per new sanitary sewer service extended shall not exceed \$1,161.65. The assessment for each lot, tract or parcel of land which receives a new sanitary sewer service extension under Assessment Item #13 improvements is shown on Exhibit "E", hereto.

e) Assessment Item #14 is for the reconnection of existing sanitary sewer services to the sanitary sewer mains being constructed under Assessment Items #11 and 12. The total estimated cost of Assessment Item #14 improvements is \$24,874.34 and shall be assessed against each lot, tract or parcel of land in the District which receives a reconnected sanitary sewer service under Assessment Item #14. The total number of reconnected sanitary sewer service extensions under Assessment Item #14 to be assessed is 15. The cost of the Assessment Item #14 improvements per reconnected

sanitary sewer service is \$1,658.29. The assessment for each lot, tract or parcel of land for properties which receive a reconnected sanitary sewer service under Assessment Item #14 improvements is shown on Exhibit "E", hereto.

7.04. Assessment Methodologies Equitable and Consistent with Benefit. This Council hereby determines that the methods of assessment and the assessment of costs of the specific Improvements against the properties benefited thereby as prescribed in this Section 7 are equitable and in proportion to and not exceeding the special benefits derived from the respective Improvements by the lots, tracts and parcels to be assessed therefore within the District.

Section 8. Payment of Assessments. The special assessments for the costs of the Improvements shall be payable over a term not exceeding fifteen (15) years, each in equal semiannual installments of principal, plus interest, or equal semiannual payments of principal and interest, as this Council shall prescribe in the resolution authorizing the issuance of the Bonds. Property owners have the right to prepay assessments as provided by law.

Section 9. Method of Financing; Pledge of Revolving Fund; Findings and Determinations. The City will issue the Bonds in an aggregate principal amount not to exceed \$2,664,000.00 in order to finance the costs of the Improvements. Principal of and interest on the Bonds will be paid from special assessments levied against the property in the District. This Council further finds it is in the public interest, and in the best interest of the City and the District, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the City to enter into the undertakings and agreements authorized in Section 7-12-4225 in respect of the Bonds.

In determining to authorize such undertakings and agreements, this Council has taken into consideration the following factors as shown on Exhibit "F":

(a) **Estimated Market Value of Parcels.** The estimated market value of the lots, parcels or tracts in the District as of the date of adoption of this resolution, as estimated by the GIS System in Yellowstone County ranges from \$19,423.00 to \$7,123,578.00 with an average market value of \$564,083, a median market value of \$233,941, and a total market value of \$34,973,171.00. All but one of the properties are zoned for industrial uses and it is anticipated that once the Improvements are completed, the unimproved lots, tracts or parcels will be sold for development and improvement, which improvements will further increase the market value of these properties. The estimated market value of the lots, parcels, or tracts after the Improvements have been completed, as estimated by the Engineer, based on the current market values of the properties for property tax purposes will increase as a result of the Improvements in an amount not less than the amount of proposed assessment for each lot, tract or parcel of land. The special assessments to be levied under Section 7 against each lot, parcel or tract in the District is less than the increase in estimated market value of the lot, parcel or tract as a result of the construction of the Improvements.

(b) **Diversity of Property Ownership.** There are 69 parcels to be assessed within the District. The total number of property owners within the District is 44. Of the 69 parcels in the District, 5 are currently undeveloped. These 5 parcels represent an area of 725,271 square feet, or approximately 12% of the total assessable area.

(c) **Comparison of Special Assessments and Property Taxes and Market Value.** Based on an analysis of the aggregate amount of the proposed and any outstanding special assessments (whether or not delinquent) and any delinquent property taxes (as well as any known industrial development bonds theretofore issued and secured by a mortgage against a parcel in the District) against each lot, parcel or tract in the District in comparison to the estimated market value of such lot, parcel, or tract after the Improvements, the City concludes that the estimated market value of the lots, tracts or parcels of land in the District exceeds the sum of special assessments, delinquent property taxes, current property taxes.

(d) Delinquencies. An analysis of the amount of delinquencies in the payment of outstanding special assessments or property taxes levied against the properties in the District shows that of the 69 properties, only one has delinquencies in past tax or special assessment payments. The total delinquency is \$942.80.

Currently, there are no SID's affecting the properties in the District.

Based on this information, it is unlikely that a financial difficulty will arise, making it unlikely that a revolving fund loan will be required.

(e) The Public Benefit of the Improvements. The total estimated cost of installing these public improvements is \$3,126,126.00, \$2,664,000.00 of which will be recovered through direct assessments to property owners within the District. The remainder of the costs of the improvements (\$462,126.00) shall be by cash contribution by the City of Billings. The public improvements contemplated under the terms of this proposed District include those improvements as outlined in Section 5.

The water improvements being constructed under this District are being done to either; 1) be brought into compliance with current, minimum, City of Billings standards, or 2) to provide water service to properties within the District which currently do not have these improvements. In the first case, the majority of the existing water mains within the District are not owned by the City of Billings but are currently being maintained by the Public Utilities Department. The improvements contemplated under this District would meet City of Billings requirements and would allow these improvements to be properly maintained and operated by the City's Public Utilities Department. This will result in, among other things, consistent, reliable operation and maintenance of the improvements, reliability of service to properties within the District due to multiple points of service, improved and consistent water pressures, and significantly increased reliability of fire flows for properties within the District.

In the second case, nine properties currently do not have water service. Improvements constructed under this District would extend water service to these parcels.

Similar to the water mains, the sanitary sewer mains are currently not owned by the City of Billings. The improvements contemplated under this District would bring the sanitary sewer mains into compliance with City of Billings Public Utilities Department standards, and would, thereafter, be maintained and operated by the City of Billings. This will result in, among other things, reliability of sanitary sewer service and consistent, reliable operation and maintenance of these sanitary sewer mains.

The street, curb, gutter and sidewalk improvements to be constructed on Monad Road will bring this arterial roadway into compliance with the City of Billings Subdivision Ordinance and transportation plans.

Finally, the improvements constructed by this District will satisfy the requirements of the Subdivision Improvements Agreements for the 21 Filings, with subsequent amendments, of the Burlington Northern Subdivision.

Section 10. Public Hearing; Protests. At any time within fifteen (15) days from and after the date of the first publication of the notice of the passage and approval of this resolution, any owner of real property within the District subject to assessment and taxation for the cost and expense of making the improvements may make and file with the City Clerk until 5:00 p.m., M.T., on the expiration date of said 15-day period (**November 19, 1999**), **written** protest against the proposed improvements, or against the extension or creation of the District or both, and this Council will at its next regular meeting after the expiration of the fifteen (15) days in which such protests in writing can be made and filed, proceed to hear all such protests so made and filed; which said regular meeting will be held on Monday, November 22, 1999, at 7:30 o'clock p.m., in the Council Chambers, located on the Second Floor of the Police Facility at 220 North 27th Street, in Billings, Montana.

Section 11. Notice of Passage of Resolution of Intention. The City Clerk is hereby authorized and directed to publish or cause to be published, on November 4 and November 11, 1999, a copy of a Notice of the passage of this Resolution in the Billings Times, a newspaper of general circulation in the county of Yellowstone, and the City of Billings, in the form and manner prescribed by law, and to mail or cause to be mailed a copy of said Notice to every person, firm, corporation, or the agent of such person, firm, or corporation having real property within the District listed in his or her name upon the last completed assessment roll for state, county, and school district taxes, at his last-known address, on or before the same day such notice is first published.

Section 12. Repealer. Resolution No. 96-17146 is hereby superseded and repealed.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 25th day of October, 1999.

THE CITY OF BILLINGS:



BY: Charles F. Tooley

Charles F. Tooley

Mayor

ATTEST:

BY: Marita Herold
Marita Herold, CMC, CITY CLERK

EXHIBIT A

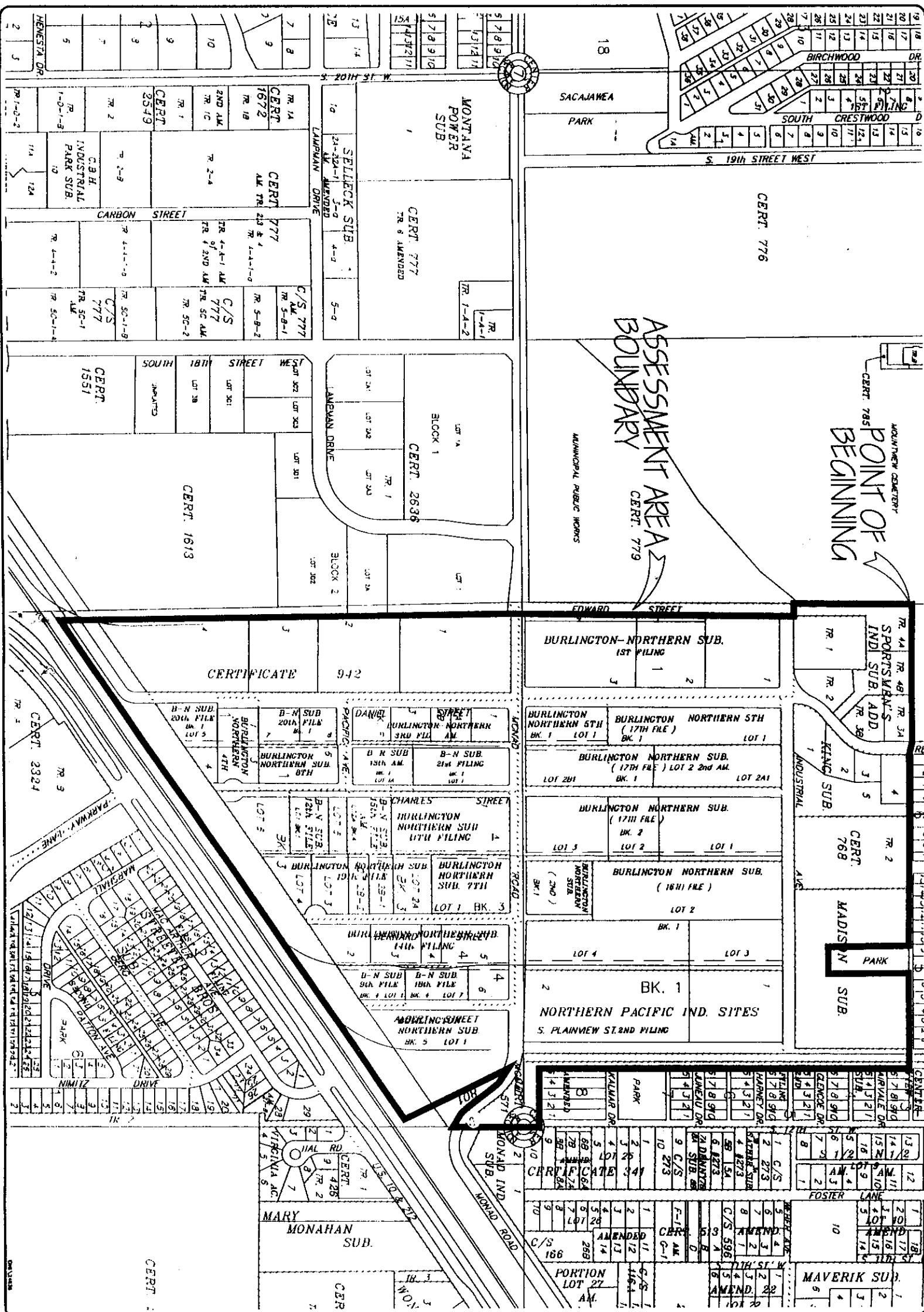


EXHIBIT B

**District Boundary Description
for
SID 1323
Burlington Northern Industrial Area
Billings, Montana**

The Special Improvement District is located in the NW 1/4 and SW 1/4 of Section 8, Township 1 South, Range 26 East, P.M.M., Yellowstone County, Montana. The District boundary being more particularly described as follows:

Beginning at the Northwest Corner of Tract 4A, Sportsmen's Industrial Subdivision Addition (Tracts 1 & 4 Amended); thence Easterly on and along the North lines of Tract 4A and 4B, Sportsmen's Industrial Subdivision Addition (Tracts 1 & 4 Amended) and Tract 3A, Sportsmen's Industrial Subdivision Addition, Tract "3" Amended to the Northeast Corner of said Tract 3A; thence Southeasterly to the Northwest Corner of Lot 4, King Subdivision; thence Easterly on and along the North lines of Lots 4 & 5, King Subdivision, Tract 2 of C. of S. No. 768 Amended and Madison Subdivision to the Northwest Corner of the public park in said Madison Subdivision; thence Southerly on and along the West line of the public park to the Southwest Corner of said park; thence Easterly on and along the South line of said park to the Southeast Corner of said park; thence Northerly on and along the East line of said park to the Northeast Corner of said park, being also a point on the North line of Madison Subdivision; thence on and along the North line of Madison Subdivision to the Northeast Corner of said Madison Subdivision; then continuing Easterly to a point on the East right-of-way line of South Plainview Street; thence Southerly on and along the East right-of-way line of South Plainview Street to a Point of intersection with the North right-of-way line of Monad Road which is also the southerly line of Blocks 8 & 9 Amended, Centerview Subdivision, 2nd Filing; thence Easterly on and along said North right-of-way line of Monad Road and the Easterly extension of said North right-of-way line to a Point of intersection with the N-S Midsection line of Section 8, Township 1 South, Range 26 East, P.M.M., Yellowstone County, Montana; thence Southerly on and along said N-S Midsection line of Section 8 to the Northeasterly Corner of Tract 2, C. of S. No. 801, being also a point on the South right-of-way line of Monad Road; thence Northwesterly on and along the South right-of-way line of Monad Road which is also the northerly line of C. of S. 801, to the Northwesterly Corner of Tract 1, C. of S. No. 801; thence Southeasterly on and along the Westerly line of Tract 1, C. of S. No. 801 extended to a Point of intersection with the main line of the Burlington Northern Railroad; thence Southwesterly on and along said main line of the Burlington Northern Railroad to a Point of intersection with the Southerly extension of the West line of Tract 4, C. of S. No. 942; thence Northerly on and along said Southerly extension and West line of Tracts 4, 3, 2, and 1, C. of S. No. 942 to the Northwest Corner of Tract 1, C. of S. No. 942; thence continuing Northerly to the Southwest Corner of Lot 4, Block 1, Burlington Northern Subdivision, First Filing; thence Northerly on and along the West line of Lots 4, 5, and 1, Block 1, Burlington Northern Subdivision, First Filing extended to a Point of intersection with the North right-of-way line of Industrial Avenue; thence Westerly on and along the North right-of-way line of Industrial Avenue to the Southwest Corner of Tract 4A, Sportsmen's Industrial Subdivision (Tracts 1 and 4 Amended); thence Northerly on and along the West line of said Tract 4A to the Point of Beginning, Excluding all existing streets, avenues, roads, alleys, public parks, public rights-of-way and the main line right-of-way of the Burlington Northern Railroad; encompassing a net assessable area of 5,877,808 square feet.

AMERICAN
TITLE
&
ESCROW

EXHIBIT C

October 12, 1999

Woody Woods
Morrison Maierle, Inc
2020 Grand Avenue
Billings, MT 59102

RE: Ownership Report

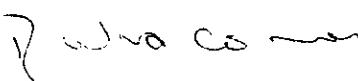
Dear Mr. Woods:

At your request, we have searched the Yellowstone County records to determine the record owners and contract purchasers, if any, of the hereinafter described real property; and as of September 30, 1999, at 7:30 o'clock A.M., we report as follows on the attached pages.

This is not a title report and no examination of the title to the premises herein described has been made. For this reason, no liability is assumed hereunder, and the Company will not be responsible for errors or omissions contained herein.

Sincerely,

American Title and Escrow

BY: 

Debra Connor

jdm

Billings - Alpine Village North, 1216 16th Street West, Suite 21, Billings, Montana 59102-4198
Red Lodge - Pollard Hotel, 2 North Broadway, P.O. Box 10, Red Lodge, Montana 59068

406 248-7877 Fax 406 248-7875
406-446-2603 Fax 406 446-2604

1. RECORD OWNER(S): Wymont Holding Co.

TAX CODE: A-19577

MAILING ADDRESS: 402 Daniels
Billings, MT 59101

DESCRIPTION: Tract 1 Northern Pacific Industrial Site in City
of Billings, Yellowstone County, Montana,
according to the official plat on file in the
office of the Clerk and Recorder of said County,
under Document #578072.

2. RECORD OWNER(S): Wymont Realty Company

TAX CODE: A27749

MAILING ADDRESS: 402 Daniels
Billings, MT 59107

DESCRIPTION: Tract 2 of Certificate of Survey #942 in City of
Billings, Yellowstone County, Montana, according
to the official plat on file in the office of the
Clerk and Recorder of said County, under Document
#713800.

3. RECORD OWNER(S): Burlington Northern, Inc.
Subject to Interest of Pacific Coast Building
Products Inc. by virtue of Deed recorded in the
Office of the Clerk and Recorder of Yellowstone
County as Document #3006676
133 Peachtree Street NE
Atlanta, GA 30303
Subject to Assignment of Certificate of Tax Sale
No. 32108 in Favor of:
National Tax Service
C/O Michael Schotzinger
30 Federal Street
Boston, MA 02110

TAX CODE: D01377

MAILING ADDRESS: Georgia Pacific Investment Co.
Georgia Pacific Corp.
P.O. Box 105605

Atlanta, GA 30348

DESCRIPTION: Tract 3 of Certificate of Survey #942 in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #713800.

4. **RECORD OWNER(S):** Richard J. Hunt and Virginia F. Hunt
Subject to Assignment of Certificate of Tax Sale
No. 32109 in Favor of:
National Tax Service
C/O Michael Schotzinger
30 Federal Street
Boston, MA 02110

TAX CODE: D01378

MAILING ADDRESS: 2920 N. Gregory Dr.
Billings, MT 59102

DESCRIPTION: Tract 4, of Certificate of Survey #942 in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #71300.

5. **RECORD OWNER(S):** Billings Partnership
Subject to an Unrecorded lease in Favor of:
Familian Northwest Inc.
1510 Industrial Ave.
Billings, MT 59101

Subject to an Assignment of lease in Favor of:
United States National Bank of Oregon
309 SW 6th
2nd Floor
Portland, OR 97204

TAX CODE: A22991

MAILING ADDRESS: P.O. Box 17098
2121 Columbia Blvd.
Portland, OR 97217

DESCRIPTION: Lot 1, Block 1, of Burlington Northern
Subdivision, First Filing, in City of Billings.

Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1024678.

6. RECORD OWNER(S): SYSCO/Continental Keil Food Services, Inc.
TAX CODE: A22991B
MAILING ADDRESS: SYSCO Systems of Montana
C/O KPMG
700 Louisiana Street, Ste. 3100
Houston, TX 77002-2729
DESCRIPTION: Lot 2, Block 1, of Burlington-Northern Subdivision, First Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1024678.

7. RECORD OWNER(S): SYSCO/Continental Keil Food Services, Inc.
TAX CODE: A22991B
MAILING ADDRESS: SYSCO Systems of Montana Inc.
C/O KPMG
700 Louisiana Street, Ste. 3100
Houston, TX 77002-2729
DESCRIPTION: Lot 3, Block 1, of Burlington-Northern Subdivision, First Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1024678.

8. RECORD OWNER(S): SYSCO/Continental Keil Food Services, Inc.
TAX CODE: A22991B
MAILING ADDRESS: SYSCO Systems of Montana Inc.
C/O KPMG
700 Louisiana Street, Ste. 3100
Houston, TX 77002-2729

DESCRIPTION: Lot 4, Block 1, of Burlington Northern Subdivision, First Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1024678.

9. **RECORD OWNER(S):** SYSCO/Continental Keil Food Services, Inc.

TAX CODE: A22991B

MAILING ADDRESS: SYSCO Systems of Montana Inc.
C/O KPMG
700 Louisiana Street, Ste. 3100
Houston, TX 77002-2729

DESCRIPTION: Lot 5, Block 1, of Burlington-Northern Subdivision, First Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1024678.

10. **RECORD OWNER(S):** F&G Limited Liability Company

TAX CODE: A20361

MAILING ADDRESS: 5465 Gene Sarazen Dr.
Billings, MT 59106

DESCRIPTION: Lot 1A, Block 1, of Sportsmen's Ind. Subdivision, Add. Tracts 1-4 Amended, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #970085.

11. **RECORD OWNER(S):** Jon L. Dehler

TAX CODE: A20362

MAILING ADDRESS: 200 Regal St.
Billings, MT 59101

DESCRIPTION: Tract 2, Block 1, of Sportsmen's Ind., Subdivision Add., in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #878225.

12. **RECORD OWNER(S):** Helen R. Eastwood and Michael S. Eastwood, as Trustees of the Helen R. Eastwood Trust dated November 8, 1995

TAX CODE: A20363

MAILING ADDRESS: 5525 Walter Hagen Dr.
Billings, MT 59106

DESCRIPTION: Tract 3A of Sportsmen's Ind. Subdivision, Addition Tract 3 Amended, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #887691.

13. **RECORD OWNER(S):** Helen R. Eastwood and Michael S. Eastwood, as Trustees of the Helen R. Eastwood Trust dated November 8, 1995

TAX CODE: A20363

MAILING ADDRESS: 5525 Walter Hagen Dr.
Billings, MT 59106

DESCRIPTION: Tract 3B of Sportsmen's Ind. Subdivision, Addition, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #887691.

14. **RECORD OWNER(S):** F&G Limited Liability Company

TAX CODE: A-20363B

MAILING ADDRESS: 5465 Gene Sarazen Dr.
Billings, MT 59106

DESCRIPTION: Tract 4A, Sportsmen's Ind. Subdivision, Add,

Tracts 1-4 Amended, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #970085.

15. RECORD OWNER(S): F&G Limited Liability Company
TAX CODE: A-20363C
MAILING ADDRESS: 5465 Gene Sarazen Dr.
Billings, MT 59106
DESCRIPTION: Tract 4B of Sportsmen's Ind. Subdivision Add.,
Tracts 1-4 Amended, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#970085.

16. RECORD OWNER(S): George Rosenfeld, Michael D. Stock and Eugene F.
Stock
TAX CODE: A20355
MAILING ADDRESS: 1925 Grand Ave
Billings, MT 59102-2764
DESCRIPTION: Tract 1 of King Subdivision, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#878199.

17. RECORD OWNER(S): George Rosenfeld, Michael D. Stock and Eugene F.
Stock
TAX CODE: A20355
MAILING ADDRESS: 1925 Grand Ave
Billings, MT 59102-2764
DESCRIPTION: Tract 2 of King Subdivision, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk

and Recorder of said County, under Document #878199.

18. RECORD OWNER(S): James W. Jones and Mary Ann Jones
TAX CODE: A-20357
MAILING ADDRESS: 2112 Pryor lane
Billings, MT 59102
DESCRIPTION: Lot 3 and a strip of land 136 feet long and 28 feet, 6 inches wide in Lot 4, of King Subdivision, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #878199.

19. RECORD OWNER(S): Mona K. Clark, James W. Jones and Mary Ann Jones
TAX CODE: A-20358
MAILING ADDRESS: 2112 Pryor Lane
Billings, MT 59102
DESCRIPTION: Lot 4, less a strip of land in Lot 4 136 feet long, 28 feet and 6 inches wide, of King Subdivision, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #878199.

20. RECORD OWNER(S): Fireside Lanes
Subject to an Abstract of Lease in favor of:
James W. Jones and Mary Ann Jones
2112 Pryor Lane
Billings, MT 59102
TAX CODE: A20359
MAILING ADDRESS: 1431 Industrial Ave.
Billings, MT 59101
DESCRIPTION: Tract 5 of King Subdivision, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #878199.

21. RECORD OWNER(S): The Tire Guys
Properties Limited Partnership

TAX CODE: D-01374

MAILING ADDRESS: P.O. Box 23509
Billings, MT 59104-3509

DESCRIPTION: Tract 2, of Section 8, Township 1 South, Range 26
east, of Certificate of Survey #768 in City of
Billings, Yellowstone County, Montana, according
to the official plat on file in the office of the
Clerk and Recorder of said County, under Document
#829498.

22. RECORD OWNER(S): Heartland Ponderosa Limited Partnership

TAX CODE: A20305

MAILING ADDRESS: 4802 Nicollet
Minneapolis, MN 55409

DESCRIPTION: Tract 1 of Madison Subdivision, in the City of
Billings, Yellowstone County, Montana, according
to the official plat thereof on file and of
record in the office of the Clerk and Recorder of
said County, under Document #830770.

23. RECORD OWNER(S): International Paper Company
c/o Dixon Paper Co.

TAX CODE: A24870

MAILING ADDRESS: 6400 Poplar Ave
Tax Dept. Tower 2-10-192
Memphis, TN 38197

DESCRIPTION: Lot 1, Block 1, of Burlington Northern
Subdivision, Fifth Filing, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#1595004.

24. RECORD OWNER(S): SYSCO Food Services of Montana, Inc.

TAX CODE: A27771

MAILING ADDRESS: P.O. Box 31198
Billings, MT 59107-1198

DESCRIPTION: Lot 1, Block 1, of Burlington Northern
Subdivision, 17th Filing, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#1595004.

25. RECORD OWNER(S): Billings Elementary School District No. 2,
Yellowstone County and Billings High School,
District No. 2, Yellowstone County

TAX CODE: A27772

MAILING ADDRESS: 415 N. 30th St.
Billings, MT 59101

DESCRIPTION: Lot 2A1, Block 1, of Second Amended Plat of Lot
2, Block 1, of Burlington Northern Subdivision,
17th Filing, in City of Billings, Yellowstone
County, Montana, according to the official plat
on file in the office of the Clerk and Recorder
of said County, under Document #1711259.

26. RECORD OWNER(S): James W. Jones and Mary Ann Jones

TAX CODE: A27772A

MAILING ADDRESS: 2112 Pryor Ln.
Billings, MT 59102

DESCRIPTION: Lot 2B1, Block 1, of Burlington Northern
Subdivision, 17th Filing, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#1711259.

27. RECORD OWNER(S): Cargill Incorporated
TAX CODE: A27773
MAILING ADDRESS: P.O. Box 5626
Minneapolis, MN 55440
DESCRIPTION: Lot 1, Block 2, of Burlington Northern
Subdivision, 17th filing, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#1595004.

28. RECORD OWNER(S): James W. Jones and Mary Ann Jones
TAX CODE: A27774
MAILING ADDRESS: 2112 Pryor Lane
Billings, MT 59102
DESCRIPTION: Lot 2, Block 2, of Burlington Northern
Subdivision, 17th Filing, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#1595004.

29. RECORD OWNER(S): Commercial Leasing Corporation
Subject to a Notice of Purchasers Interest in
Favor of:
John H. Shelhamer
P.O. Box 21519
Billings, MT 59104
Subject to Assignment of Certificate of Tax Sale
No. 32109 in Favor of:
National Tax Services
C/O Michael Schotzinger
30 Federal Street
Boston, MA 02110
TAX CODE: A27775
MAILING ADDRESS: Box 544
Billings, MT 59103
DESCRIPTION: Lot 3, Block 2, of Burlington Northern

Subdivision, 17th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1595004.

30. RECORD OWNER(S): Associated Food Stores, Inc.
Subject to Lease #211,531 in Favor of;
Standard Chemical Manufacturing Co.
701 South 42nd Street
Omaha, NE 68105

TAX CODE: A27768

MAILING ADDRESS: P.O. Box 2513
Billings, MT 59103-2513

DESCRIPTION: Lot 2, Block 1, of Burlington Northern Sub., 16th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1599578.

31. RECORD OWNER(S): John F. Decker
c/o Coors Country

TAX CODE: A22992

MAILING ADDRESS: P.O. Box 1515
Billings, MT 59103-1515

DESCRIPTION: Lot 1, Block 1, of Burlington Northern Sub., 2nd Filing, and Adjacent 30 feet by 332.52 feet Vacated Bernard Street, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1058123.

32. RECORD OWNER(S): Associated Food Stores, Inc.
Subject to Lease #211,531 in Favor of Standard Chemical Manufacturing Co.
701 South 42nd Street
Omaha, NE 68105

TAX CODE: A-27769

MAILING ADDRESS: P.O. Box 2513
Billings, MT 59103-2513

DESCRIPTION: Lot 3, Block 1, of Burlington Northern Sub., 16th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1599578.

33. RECORD OWNER(S): Associated Food Stores, Inc.
Subject to Lease #211,531 in Favor of
Standard Chemical Manufacturing Co.
701 South 42nd Street
Omaha, NE 68105

TAX CODE: A27770

MAILING ADDRESS: P.O. Box 2513
Billings, MT 59103-2513

DESCRIPTION: Lot 4, Block 1, of Burlington Northern Sub., 16th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1599578.

34. RECORD OWNER(S): Billings Storage and Warehouse Co.
c/o Border States Industries
Subject to a Memorandum of Lease and an Option to
Purchase in favor of:
Border States Industries, Inc.
105 25th Street North
Fargo, ND 58102

TAX CODE: A-19578

MAILING ADDRESS: Attn: Controller
Box 2767
Fargo, ND 58108-2767

DESCRIPTION: Lot 1, Block 1, of Northern Pacific Ind. Sites,
Second Filing, in City of Billings, Yellowstone
County, Montana, according to the official plat
on file in the office of the Clerk and Recorder
of said County, under Document #752343.

35. RECORD OWNER(S) : Independent Wholesale Grocers

TAX CODE: A-19578A

MAILING ADDRESS: C/O Associated Food Stores, Inc.
P.O. Box 2513
Billings, MT 59103

DESCRIPTION: Lot 2, Block 1, of Northern Pacific Ind. Sites,
Second Filing, in City of Billings, Yellowstone
County, Montana, according to the official plat
on file in the office of the Clerk and Recorder
of said County, under Document #752343.

36. RECORD OWNER(S): William M. Kronmiller & Co., Inc.

TAX CODE: A27791

MAILING ADDRESS: 415 Albert St.
Billings, MT 59101

DESCRIPTION: Lot 1, Block 5, of Burlington Northern Sub., 18th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1607871.

37. RECORD OWNER(S): Research Seeds, Inc. a Missouri Corporation

TAX CODE: A-27744

MAILING ADDRESS: P.O. Box 339
Nampa, ID 83653-0339

DESCRIPTION: Lot 7, Block 4, of Burlington Northern Sub., 18th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1607871.

38. RECORD OWNER(S): Empire Heating & Cooling Company

TAX CODE: A27676

MAILING ADDRESS: C/O Greg Beers
P.O. Box 31514
Billings, MT 59107

DESCRIPTION: Lot 1, Block 4, of Burlington Northern Sub., 9th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1430769.

39. RECORD OWNER(S): KSA Properties

TAX CODE: A27731

MAILING ADDRESS: P.O. Box 20415
Billings, MT 59104

DESCRIPTION: Lot 6, Block 4, of Burlington Northern Sub., 14th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1544795.

40. **RECORD OWNER(S):** KSA Properties
TAX CODE: A27730
MAILING ADDRESS: P.O. Box 20415
Billings, MT 59104-0415
DESCRIPTION: Lot 5, Block 4, of Burlington Northern Sub., 14th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1544795.

41. **RECORD OWNER(S):** John W. Bradford and Laretta Bradford,
dba Bradford and Bradford Rental Partnership
TAX CODE: A27729
MAILING ADDRESS: 501 Bernard St.
Billings, MT 59101
DESCRIPTION: Lot 4, Block 4, of Burlington Northern Sub., 14th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1544795.

42. **RECORD OWNER(S):** Glenn A. Streets and Jacqulyn Streets, as
Trustees of The Glenn A. Streets Trust
TAX CODE: A27728
MAILING ADDRESS: 5403 King Aven. W
Billings, MT 59106-2819
DESCRIPTION: Lot 3, Block 4, of Burlington Northern Sub., 14th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said

County, under Document #1544795.

43. RECORD OWNER(S): John W. Bradford and LaVetta Bradford, dba Bradford and Bradford Rental Partnership

TAX CODE: A27727

MAILING ADDRESS: 501 Bernard St.
Billings, MT 59102

DESCRIPTION: Lot 2, Block 4, of Burlington Northern Sub., 14th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1544795.

44. RECORD OWNER(S): Mark R. Biernbaum aka Mark Biernbaum
Subject to a Lease Agreement in Favor of:
School District No. 2
415 N. 30th
Billings, MT 59101
and
Billings High School District of Yellowstone County, Montana
No Address Available

TAX CODE: D01375

MAILING ADDRESS: 1215 Monad Road
Billings, MT 59101

DESCRIPTION: Certificate of Survey #571, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #503546.

45. RECORD OWNER(S): Daniel R. Merry

TAX CODE: A-27588

MAILING ADDRESS: 410 Bernard St.
Billings, MT 59101-3207

DESCRIPTION: Lot 1, Block 3, of Burlington Northern Sub., 7th Filing, in City of Billings, Yellowstone County,

Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1420821.

46. RECORD OWNER(S): Daniel R. Merry
TAX CODE: A27780
MAILING ADDRESS: P.O. Box 1275
Billings, MT 59106
DESCRIPTION: Lot 2A, Block 3, of Amended Plat of Lot 2, Block 3 of Burlington Northern Sub., 19th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1814291.

47. RECORD OWNER(S): Empire Lath & Plaster, Inc., a Montana Corporation
TAX CODE: A27781
MAILING ADDRESS: P.O. Box 21346
Billings, MT 59104
DESCRIPTION: Lot 2B-2, of Amended Plat of Lot 2B, Block 3, of Burlington Northern Sub., 19th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #3028906.

48. RECORD OWNER(S): Empire Lath & Plaster, Inc.
TAX CODE: A27781
MAILING ADDRESS: P.O. Box 21346
Billings, MT 59104
DESCRIPTION: Lot 3, Block 3, of Burlington Northern Sub., 19th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1604979.

49. RECORD OWNER(S): Robin L. Dangerfield and Tracy A. Dangerfield
TAX CODE: A27780A
MAILING ADDRESS: 1033 Avenue D
Billings, MT 59102-3355
DESCRIPTION: Lot 2B-1, of Amended Plat of Lot 2B, Block 3, of
Burlington Northern Sub., 19th Filing, in City of
Billings, Yellowstone County, Montana, according
to the official plat on file in the office of the
Clerk and Recorder of said County, under Document
#3028906.

50. RECORD OWNER(S): Mike D. Dimich Sons
TAX CODE: A27782
MAILING ADDRESS: 344 Howard Ave.
Billings, MT 59101
DESCRIPTION: Lot 4, Block 3, of Burlington Northern Sub., 19th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1604979.

51. RECORD OWNER(S): Industrial Gas Distributors, Inc.
TAX CODE: A27691
MAILING ADDRESS: P.O. Box 31437
Billings, MT 59107
DESCRIPTION: Lot 1, Block 4, of Burlington Northern Sub., 11th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1468657.

52. RECORD OWNER(S): G. Roger Crawford and Mona L. Crawford
Co-Trustees of the G. Roger Crawford and Mona L.
Crawford Living Trust
TAX CODE: A27732
MAILING ADDRESS: 8120 E. Maringo Drive.

Spokane, WA 99212-1859

DESCRIPTION: Lot 2A, Block 4, of Burlington Northern Sub., 15th Filing Amended, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1543388.

53. **RECORD OWNER(S):** G. Roger Crawford and Mona L. Crawford
Co-Trustees of the G. Roger Crawford and Mona L. Crawford Living Trust

TAX CODE: A27783

MAILING ADDRESS: 8120 E. Maringo Drive
Spokane, WA 99212-1859

DESCRIPTION: Lot 5, Block 3, of Burlington Northern Sub., 19th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1604979.

54. **RECORD OWNER(S):** Northwest Plating Co. Inc

TAX CODE: A27725

MAILING ADDRESS: c/o Kenneth Hoen
P.O. Box 1813
Billings, MT 59103

DESCRIPTION: Lot 1, Block 1, of Burlington Northern Sub., 12th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1544228.

55. **RECORD OWNER(S):** Commercial Testing and Engineering Company

TAX CODE: A27784

MAILING ADDRESS: 4665 Paris Street, Ste. B-200
Denver, CO 80239

DESCRIPTION: Lot 6, Block 3, of Burlington Northern Sub., 19th

Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1604979.

56. RECORD OWNER(S): SNLD Corp., LLC
TAX CODE: A27779
MAILING ADDRESS: 1501 Rodgers
Missoula, MT 59807
DESCRIPTION: Lot 1, Block 1, of Burlington Northern Sub., 21st
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1598118.

57. RECORD OWNER(S): SNLD Corp., a Limited Liability Company
TAX CODE: A27747
MAILING ADDRESS: C/ BFI
P.O. Box 8449
Missoula, MT 59807-8449
DESCRIPTION: Lot 1A, Block 1, of Burlington Northern Sub.,
13th Filing Amended, in City of Billings,
Yellowstone County, Montana, according to the
official plat on file in the office of the Clerk
and Recorder of said County, under Document
#1604835.

58. RECORD OWNER(S): Bjorn Karlsen, Roberta J. Karlsen and John P.
Karlsen, Co-Trustees of The Bjorn Karlsen and
Roberta J. Karlsen Family Trust;
TAX CODE: A27690
MAILING ADDRESS: P.O. Box 1251
Billings, MT 59103
DESCRIPTION: Lot 6, Block 1, of Burlington Northern Sub., 8th
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said

County, under Document #1467983.

59. RECORD OWNER(S): Leopard Bow LLC, a Washington Limited Liability Company
TAX CODE: A24342
MAILING ADDRESS: 2722 S. Park Drive
Bellingham, WA 98225-2520
DESCRIPTION: Lot 3, Block 1, of Corrected Plat Burlington Northern Sub., 4th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1281957.

60. RECORD OWNER(S): Leopard Bow LLC, a Washington Limited Liability Company
TAX CODE: A24343
MAILING ADDRESS: 2722 S. Park Drive
Bellingham, WA 98225-2520
DESCRIPTION: Lot 4, Block 1, of Corrected Plat Burlington Northern Sub., 4th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1281957.

61. RECORD OWNER(S): John Bradford and Lavetta Bradford dba Bradford and Bradford Rental Partnership
TAX CODE: A27776
MAILING ADDRESS: 3637 Snead Drive
Sierra Vista, AZ 85650-52331
DESCRIPTION: Lot 5, Block 1, of Burlington Northern Sub., 20th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1599574.

62. RECORD OWNER(S): Leopard Bow LLC, a Washington Limited Liability Company
Subject to Memorandum of Lease, Right of First Negotiation and Purchase Option in favor of Hoff Companies, Inc., an Idaho corporation (No address available)

TAX CODE: A24340

MAILING ADDRESS: 2722 S. Park Drive
Bellingham, WA 98225-2520

DESCRIPTION: Lot 1, Block 1, of Corrected Plat Burlington Northern Sub., 4th Filing Amended, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1281957.

63. RECORD OWNER(S): Y-V Fertilizer

TAX CODE: A27777

MAILING ADDRESS: P.O. Box 1592
Billings, MT 59102

DESCRIPTION: Lot 7, Block 1, of Burlington Northern Sub., 20th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1599574.

64. RECORD OWNER(S): Kenneth Reinhardt and Debra E. Reinhardt

TAX CODE: A27778

MAILING ADDRESS: P.O. Box 80142
Billings, MT 59108-0142

DESCRIPTION: Lot 8, Block 1, of Burlington Northern Sub., 20th Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1599574.

65. RECORD OWNER(S): Rue Dahlberg Consultants, Inc.

TAX CODE: A24336

MAILING ADDRESS: 419 Daniels
Billings, MT 59101

DESCRIPTION: Lot 1, Block F, of Burlington Northern Sub., 3rd
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1105636.

66. RECORD OWNER(S): Rue-Dahlberg Properties
Subject to a Lease in Favor of:
Interstate Distributing Company
457 Daniels St.
Billings, MT 59102

TAX CODE: A-24337

MAILING ADDRESS: 419 Daniels St.
Billings, MT 59102

DESCRIPTION: Lot 2A, Block F, of Burlington Northern Sub., 3rd
Filing, in City of Billings, Yellowstone County,
Montana, according to the official plat on file
in the office of the Clerk and Recorder of said
County, under Document #1389319.

67. RECORD OWNER(S): J. Marc Wass
Subject to an Unrecorded Lease #247743 in Favor
of:
Yellowstone Sales Company
No Address Available

TAX CODE: A27745

MAILING ADDRESS: 1230 Weil Street
Billings, MT 59101-7602

DESCRIPTION: Lot 2B, Block F, of Amended Plat of Lot 2, Block
F, of Burlington Northern Sub., 3rd Filing, in
City of Billings, Yellowstone County, Montana,
according to the official plat on file in the
office of the Clerk and Recorder of said County,

under Document #1389319.

68. RECORD OWNER(S): Calvin D. and JoAnn N. Kunkel Family Trust 1997 and Ken Kunkel and Sandra Z. Kunkel Subject to Unrecorded Lease in Favor of: Big Bear Stores, Inc. 2618 King Ave. West Billings, MT 59102

TAX CODE: A24338

MAILING ADDRESS: 580 E. 20th Street
Merced CA 95340
1905 Poly Drive
Billings, MT 59102-1620

DESCRIPTION: Lot 3, Block F, of Burlington Northern Sub., 3rd Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1105636.

69. RECORD OWNER(S): Calvin D. and JoAnn N. Kunkel Family Trust 1997 and Ken Kunkel and Sandra Z. Kunkel Subject to Unrecorded Lease in Favor of: Big Bear Stores, Inc. 2618 King Ave. West Billings, MT 59102

TAX CODE: A24338

MAILING ADDRESS: 580 E. 20th Street
Merced CA 95340
1905 Poly Drive
Billings, MT 59102-1620

DESCRIPTION: Lot 4, Block F, of Burlington Northern Sub., 3rd Filing, in City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #1105636.

EXHIBIT D

SID 1323 ASSESSMENT ITEMS

<u>No.</u>	<u>Assessment Item</u>	<u>\$ Cost / Per LF / SF / EA</u>
#1	(9)* Storm Drain Area II	0.21184 SF
#2	(9)* Storm Drain Services New (Area II)	1659.50030 EA
#3	(9)* 8" Watermain	58.96929 LF
#4	(9)* 12" Watermain (Upsize and Hydrants)	0.04749 SF
#5	(9)* 12" Watermain (Common)	0.04671 SF
#6	(3)* Water Services - New	1327.60024 EA
#7	(3)* Water Services - Reconnect Existing	1664.66833 EA
#8	(5)* Sidewalk to Daniels Street in Monad Road	34.84951 L.F.
#9	(1)* Curb and Gutter - Monad Road	20.74442 LF
#10	(7)* Asphalt - Monad Road, Edwards St. to S. Plainview Street	0.05026 SF
#11	(9)* Sanitary Sewer Area IV	0.21875 SF
#12	(9)* Sanitary Sewer Area IV - Charles Street	0.14222 SF
#13	(4)* Sanitary Sewer Services - New (Area IV)	1161.65021 EA
#14	(4)* Sanitary Sewer Services - Reconnect (Area IV)	1658.28933 EA

* (City Data Processing Code)

EXHIBIT E-1

CITY OF BILLINGS
SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART III

S. I. D. COSTS:
>> ESTIMATED PER PRELIMINARY PLANS <<
ESTIMATE PER BID PRICES
FINAL PER ACTUAL CONSTRUCTION

S.I.D. SPECIAL ADDITIONS

Special Additions continued for same tax code

(FOR D.P. USE -
COLS. 2-5, COL. 1=8)
S.D. S.D. Rater Rater Rte Svc Rte Svc
Area II Svc New \$in. Upsize Common New Recnct

CODE: 1 2 3 4 5 6 7
UNIT MEASURE: S.P. EA. L.P. S.P. S.P. EA.

RATE: 0.21184 1659.50030 58.96929 0.04749 0.04671 1327.60024 1654.6682

ASMT. AREA ESTIMATED & ACCT.	S.I.D. SPECIAL ADDITIONS												
	NO. 6-13	PER SQ. FT. *****	CODE# QUANTITY 23 *****	UNIT MEASURE 31-40 *****	RATE 41-54 *****	CODE# QUANTITY 24-30 *****	UNIT MEASURE 31-40 *****	RATE 41-54 *****	CODE# QUANTITY 23 *****	UNIT MEASURE 31-40 *****	RATE 41-54 *****		
A19577 157,201.00	3	554.00L.P.	58.96929	4	219606.00S.P.	0.04749	5	219606.00S.P.	0.04671	7	2.00EA.	1664.66833	
A19578 1	272,850.00	3	460.00L.P.	58.96929	4	157201.00S.P.	0.04749	5	157201.00S.P.	0.04671	7	2.00EA.	1664.66833
A19578 6-13	14-22	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	
A20305 70,000.00	4	182,385.00S.P.	0.04749	5	182,385.00S.P.	0.04749	5	27,850.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20355 70,000.00	4	70,000.00S.P.	0.04749	5	70,000.00S.P.	0.04749	5	70,000.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20357 23,971.00	4	23,971.00S.P.	0.04749	5	23,971.00S.P.	0.04749	5	23,971.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20358 34,400.00	4	34,400.00S.P.	0.04749	5	34,400.00S.P.	0.04749	5	34,400.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20359 62,672.00	4	62,672.00S.P.	0.04749	5	62,672.00S.P.	0.04749	5	62,672.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20361 98,010.00	4	98,010.00S.P.	0.04749	5	98,010.00S.P.	0.04749	5	98,010.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20362 44,388.00	4	44,388.00S.P.	0.04749	5	44,388.00S.P.	0.04749	5	44,388.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20363 59,944.00	4	59,944.00S.P.	0.04749	5	59,944.00S.P.	0.04749	5	59,944.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20363 68,302.00	4	68,302.00S.P.	0.04749	5	68,302.00S.P.	0.04749	5	68,302.00S.P.	0.04671	7	4.00EA.	1664.66833	
A20363 68,256.00	4	68,256.00S.P.	0.04749	5	68,256.00S.P.	0.04749	5	68,256.00S.P.	0.04671	7	4.00EA.	1664.66833	
A22991 131,203.00	1	131,203.00S.P.	0.21184	2	1.00EA.	1659.50030	3	354.98L.P.	58.96929	4	131203.00S.P.	0.04749	
A22991 334,238.00	1	334,238.00S.P.	0.21184	2	3.00EA.	1659.50030	3	897.80L.P.	58.96929	4	334258.00S.P.	0.04749	
A22991 7	6.00EA.	1664.66833	7	1.00EA.	1664.66833	7	1.00EA.	1664.66833	7	1.00EA.	1664.66833	7	
A22992 97,095.00	4	97,095.00S.P.	0.04749	5	97,095.00S.P.	0.04671	7	1.00EA.	1664.66833	7	1.00EA.	1664.66833	7
A23336 33,807.00	3	199.00L.P.	58.96929	4	33807.00S.P.	0.04749	5	33807.00S.P.	0.04671	7	1.00EA.	1664.66833	7
A24337 19,388.00	3	101.50L.P.	58.96929	4	19388.00S.P.	0.04749	5	19388.00S.P.	0.04671	7	1.00EA.	1664.66833	7
A23338 69,108.00	3	400.71L.P.	58.96929	4	69108.00S.P.	0.04749	5	69108.00S.P.	0.04671	7	3.00EA.	1664.66833	7
A23340 34,979.00	3	200.00L.P.	58.96929	4	34979.00S.P.	0.04749	5	34979.00S.P.	0.04671	7	1.00EA.	1664.66833	7
A24342 37,374.00	3	217.14L.P.	58.96929	4	37374.00S.P.	0.04749	5	37374.00S.P.	0.04671	7	1.00EA.	1664.66833	7
A24343 15,595.00	3	12.69L.P.	58.96929	4	15595.00S.P.	0.04749	5	15595.00S.P.	0.04671	7	1.00EA.	1664.66833	7
A24870 79,018.00	1	79018.00S.P.	0.21184	2	1.00EA.	1659.50030	3	400.00L.P.	58.96929	4	79018.00S.P.	0.04749	
	7	2.00EA.	1664.66833										

**CITY OF BILLINGS
SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
DRAFT ITT**

I. D. COSTS:
>> ESTIMATED PER PRELIMINARY PLANS <<
ESTIMATE PER BID PRICES

SID NO.: SID 1323
DATE: 10/14/99
COMPLETED BY: EPB
CONTRACTING PERSON: M

COLS. 2-5, COL. 1=8)

DESCRIPTION: Area
Code: 1
IT MEASURE: S. 1
DRAFT: 1
A. 31

SVC NEW 8in.
2 3
EA. L.P.

Upsize	Common
4	5
S.P.	S.P.

ew
6
EA.
7
EA.
Recruit
GA.
GA.

SPECIAL INVITATIONS 113

Special editions continued for some time.

Special Additions cont. for sample

TAX ACCT. NO.	ESTIMATED @ 0.0000000	UNIT			UNIT			UNIT			UNIT			UNIT			UNIT		
		PER SQ. FT.	Code# QUANTITY	MEASURE	RATE	Code# QUANTITY	MEASURE	RATE	Code# QUANTITY	MEASURE	RATE	Code# QUANTITY	MEASURE	RATE	Code# QUANTITY	MEASURE	RATE	Code# QUANTITY	MEASURE
6-13	14-22	23	24-30	31-40	41-54	55	58-62	63-71	73-86	77	23	24-30	31-40	41-54	55	58-62	63-71	73-86	77
*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
A27588	113,711.00	3	396.74L.F.	58.96929	4	113711.00S.F.	0.04749	5	113711.00S.F.	0.04671	7	2.00EA.	1664.66833	37,436.39					
A27676	43,953.00	3	234.49L.F.	58.96929	4	43953.00S.F.	0.04749	5	43953.00S.F.	0.04671	7	1.00EA.	1664.66833	19,632.75					
A27690	83,370.00	3	400.67L.F.	58.96929	4	83370.00S.F.	0.04749	5	83370.00S.F.	0.04671	7	2.00EA.	1664.66833	34,810.02					
A27691	166,186.00	3	575.70L.F.	58.96929	4	166186.00S.F.	0.04749	5	166186.00S.F.	0.04671	7	3.00EA.	1664.66833	54,597.35					
A27725	58,220.00	3	199.72L.F.	58.96929	4	58220.00S.F.	0.04749	5	58220.00S.F.	0.04671	7	2.00EA.	1664.66833	20,591.01					
A27727	55,045.00	3	138.94L.F.	58.96929	4	55045.00S.F.	0.04749	5	55045.00S.F.	0.04671	7	1.00EA.	1664.66833	26,247.27					
A27728	54,342.00	3	250.00L.F.	58.96929	4	54342.00S.F.	0.04749	5	54342.00S.F.	0.04671	7	1.00EA.	1664.66833	21,526.01					
A27729	21,714.00	3	100.00L.F.	58.96929	4	21714.00S.F.	0.04749	5	21714.00S.F.	0.04671	7	1.00EA.	1664.66833	9,607.06					
A27730	63,647.00	3	298.53L.F.	58.96929	4	63647.00S.F.	0.04749	5	63647.00S.F.	0.04671	7	2.00EA.	1664.66833	26,928.99					
A27731	30,357.00	3	195.72L.F.	58.96929	4	30357.00S.F.	0.04749	5	30357.00S.F.	0.04671	7	2.00EA.	1664.66833	17,730.44					
A27732	64,997.00	3	223.00L.F.	58.96929	4	64997.00S.F.	0.04749	5	64997.00S.F.	0.04671	7	2.00EA.	1664.66833	22,602.31					
A27744	47,032.00	3	299.80L.F.	58.96929	4	47032.00S.F.	0.04749	5	47032.00S.F.	0.04671	7	2.00EA.	1664.66833	25,438.74					
A27745	18,814.00	3	98.50L.F.	58.96929	4	18814.00S.F.	0.04749	5	18814.00S.F.	0.04671	7	2.00EA.	1664.66833	10,910.09					
A27747	62,390.00	3	301.52L.F.	58.96929	4	62390.00S.F.	0.04749	5	62390.00S.F.	0.04671	7	1.00EA.	1664.66833	25,322.23					
A27749	158,504.00	3	400.00L.F.	58.96929	4	158504.00S.F.	0.04749	5	158504.00S.F.	0.04671	7	2.00EA.	1664.66833	41,848.13					
A27768	267,676.00	4	267676.00S.F.	0.04749	5	267676.00S.F.	0.04671	6	1.00EA.	1327.60024		26,542.68							
A27769	118,004.00	4	118004.00S.F.	0.04749	5	118004.00S.F.	0.04671	6	1.00EA.	1327.60024		12,443.58							
A27770	203,033.00	4	203033.00S.F.	0.04749	5	203033.00S.F.	0.04671	6	1.00EA.	1327.60024		20,453.31							
A27771	166,735.00	1	166735.00S.F.	0.21184	2	1.00EA.	1659.50030	3	849.59L.F.	58.96929	4	166735.00S.F.	0.04749	5	166735.00S.F.	0.04671	6	1.00EA.	1327.60024
A27772	122,709.00	3	615.71L.F.	58.96929	4	122709.00S.F.	0.04749	5	122709.00S.F.	0.04671	7	2.00EA.	1664.66833	51,196.51					
A27772 1	127,805.00	3	641.80L.F.	58.96929	4	127805.00S.F.	0.04749	5	127805.00S.F.	0.04671	7	2.00EA.	1664.66833	53,215.06					
A27773	188,096.00	3	605.75L.F.	58.96929	4	188096.00S.F.	0.04749	5	188096.00S.F.	0.04671	7	1.00EA.	1664.66833	55,103.96					
A27774	78,430.00	3	250.00L.F.	58.96929	4	78430.00S.F.	0.04749	5	78430.00S.F.	0.04671	6	1.00EA.	1327.60024	23,458.03					

CITY OF BILLINGS
SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART III

S. I. D. COSTS: SID NO. SID 132
 >> ESTIMATED PER PRELIMINARY PLANS << SID NO. SID 132
 ESTIMATE PER BID PRICES DATE: 10/14/99
 FINAL PER ACTUAL CONSTRUCTION COMPLETED BY: E CONSULTING FIRM

(FOR D.P. USE -
COLS. 2-5, COL. 1=8)
10. SID 1323
10/14/99
ENTERED BY: ERB
LITTING FIRM: Morrison-Haierle, Inc.
Special Additions continued for same tax code
UNIT MEASURE: S.F.
RATE: 0.21184 1659 50030 58.96929 0.04749 0.04671 1327.60024 1664.6681
Special Additions cont. for same

Code#	QUANTITY	MEASURE	UNIT	RATE	Code#		QUANTITY	MEASURE	UNIT	RATE
					QUANTITY	MEASURE				
23	24-30	31-40	41-54	55	58-62	63-71	73-86	23	24-30	31-40
5	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
5	124725.00S.P.	0.04671	7	2.00EA.	1664.66833					
5	45699.00S.P.	0.04671	7	2.00EA.	1664.66833					
5	38219.00S.P.	0.04671	7	1.00EA.	1664.66833					
5	36412.00S.P.	0.04671	7	1.00EA.	1664.66833					
5	113221.00S.P.	0.04671	7	1.00EA.	1664.66833					
5	55244.54S.P.	0.04671	6	1.00EA.	1327.60024					
5	34707.33S.P.	0.04671	7	1.00EA.	1664.66833					
5	73319.13S.P.	0.04671	6	1.00EA.	1327.60024					
5	42733.00S.P.	0.04671	6	1.00EA.	1327.60024					
5	29185.00S.P.	0.04671	7	1.00EA.	1664.66833					
5	63066.00S.P.	0.04671	7	1.00EA.	1664.66833					
5	178605.00S.P.	0.04671	7	2.00EA.	1664.66833					
7	2.00EA.	1664.66833								
5	133907.00S.P.	0.04671	7	2.00EA.	1664.66833					
5	254302.00S.P.	0.04671	7	5.00EA.	1664.66833					

1,960,955.76

CITY OF BILLINGS
SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART III

S. I. D. COSTS:
>> ESTIMATED PER PRELIMINARY PLANS <<
ESTIMATE PER BID PRICES
FINAL PER ACTUAL CONSTRUCTION

(FOR D.P. USE -
COLS. 2-5, COL. 1=B)
S.I.D. NO. SID 1323
DATE: 10/14/99
COMPLETED BY: EPP
CONSULTING FIRM: Morrison-Maierle, Inc.
RATE: 0.2184 1659.50030 56.96629 0.04749 0.04571 1327.60025 1504.663
S.D. S.D. Water Water Water Wtr Svc Wtr Svc
Area II Svc New Sln. Upsize Common Reg Recnt
1 2 3 4 5 6 7
S.P. EA. L.F. S.F. S.P. El. El.

S. I. D. SPECIAL ADDITIONS

ASSMT. AREA	TAX ESTIMATED @	ACCT. 0.0000000	UNIT PER SQ. FT.	Code# QANTITY	MEASURE	Rate																		
*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****

Special Additions continued for same tax code

tax code

Special Additions cont. for same

TAX ESTIMATED @	ACCT. 0.0000000	UNIT PER SQ. FT.	Code# QANTITY	MEASURE	Rate																		
*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****

S U M M A R Y O F S. I. D. A S S E S S M E N T S

TOTAL Spread COST:	5,877,808.00	S.P. x	0.00000000	=	0.00
TOTAL (Code 1) - S.D. Area II	711,214.00	S.P. x	0.21184	=	150,663.57
TOTAL (Code 2) - S.D. Svc New	6.00	EA. x	1659.50030	=	9,957.00
TOTAL (Code 3) - Water Sln.	16,022.80	L.F. x	58.96929	=	944,853.14
TOTAL (Code 4) - Water Upsize	5,877,808.00	S.P. x	0.04749	=	279,137.10
TOTAL (Code 5) - Water Common	5,877,808.00	S.P. x	0.04671	=	274,552.41
TOTAL (Code 6) - Wtr Svc New	9.00	EA. x	1327.60024	=	11,948.40
TOTAL (Code 7) - Wtr Svc Recnt	78.00	EA. x	1664.66833	=	129,844.13
					1,800,955.75

CITY OF BILLINGS
SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART III

S. I. D. COSTS:
>> ESTIMATED PER PRELIMINARY PLANS <<
ESTIMATE PER ACTUAL CONSTRUCTION
FINAL PER ACTUAL CONSTRUCTION
CONSULTING FIRM: Morrison-Maijerle, Inc.

S.I.D. SPECIAL ADDITIONS

Special Additions continued for same tax code

tax code

ASS'T. AREA TAX ESTIMATED # ACCT. NO. 6-13 *****	S.I.D. SPECIAL ADDITIONS										Special Additions cont. for same tax code											
	UNIT PER SQ. FT.	CODE# QUANTITY	MEASURE	RATE	CODE# QUANTITY	MEASURE	UNIT	CODE# QUANTITY	MEASURE	RATE	CODE# QUANTITY	MEASURE	UNIT	CODE# QUANTITY	MEASURE	RATE	CODE# QUANTITY	MEASURE	UNIT	CODE# QUANTITY	MEASURE	
A27676	43,953.00	10	43953.00\$P.	0.05026																		
A27690	83,370.00	10	83370.00\$P.	0.05026																		
A27691	166,186.00	9	297.36L.F.	20.74442	10	166186.00\$P.	0.05026															
A27725	58,220.00	10	58220.00\$P.	0.05026																		
A27727	55,045.00	10	55045.00\$P.	0.05026																		
A27728	54,342.00	10	54342.00\$P.	0.05026																		
A27729	21,714.00	10	21714.00\$P.	0.05026																		
A27730	63,647.00	9	222.42L.F.	20.74442	10	63647.00\$P.	0.05026															
A27731	30,357.00	9	166.78L.F.	20.74442	10	30357.00\$P.	0.05026															
A27732	64,997.00	10	61997.00\$P.	0.05026																		
A27744	47,032.00	10	4032.00\$P.	0.05026																		
A27745	18,814.00	10	18814.00\$P.	0.05026																		
A27747	62,390.00	10	63390.00\$P.	0.05026																		
A27749	158,504.00	10	153504.00\$P.	0.05026																		
A27768	267,676.00	10	261676.00\$P.	0.05026																		
A27769	118,004.00	10	118004.00\$P.	0.05026																		
A27770	203,033.00	9	256.51L.F.	20.74442	10	203033.00\$P.	0.05026															
A27771	156,735.00	10	156735.00\$P.	0.05026																		
A27772	122,719.00	10	122719.00\$P.	0.05026																		
A27772 1	127,805.00	9	206.83L.F.	20.74442	10	127805.00\$P.	0.05026															
A27773	188,016.00	10	188016.00\$P.	0.05026																		
A27774	78,430.00	10	78430.00\$P.	0.05026																		
A27775	124,755.00	9	319.71L.F.	20.74442	10	124725.00\$P.	0.05026															
A27776	45,699.00	10	45699.00\$P.	0.05026																		

**CITY OF BILLINGS
SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART III**

S. I. D. COSTS:
 >> ESTIMATED PER PRELIMINARY PLANS <<
 ESTIMATE PER BID PRICES
 FINAL PER ACTUAL CONSTRUCTION

SID NO. SD1323A
DATE: 10/14/99
COMPLETED BY: EEE
CONSULTING FIRM:

COLS. 2-5, COL. 1=B) DESCRIPTION
Code+
UNIT MEASURE
RAM

Gutter	Monad	Rd	Area	IV	Charles	Svc	New	Reaccont
8	9	10	11	12	13	14	14	
L.P.	L.P.	S.P.	S.P.	S.P.	S.P.	EA.	EA.	EA.
4.84951	20.74442	0.05026	0.21875	0.14222	1161.65021	1658.78991		

S.I.D. SPECIAL ADDITIONS

Special Additions continued for same tax code

Special additions cont. for same

A27777	38,219.00	10	38219.00S.P.	0.05026
A27778	36,412.00	10	36412.00S.P.	0.05026
A27779	113,221.00	9	232,931.P.	20.74442
A27780	114,746.00	10	55184.54S.P.	0.05026
A27780	0.00	10	3407.33S.P.	0.05026
A27781	48,565.00	10	73319.13S.P.	0.05026
A27782	42,793.00	10	42793.00S.P.	0.05026
A27783	29,185.00	10	29185.00S.P.	0.05026
A27784	63,066.00	10	63066.00S.P.	0.05026
A27791	178,605.00	9	219,61L.P.	20.74442
D 1374	87,500.00	10	87500.00S.P.	0.05026
D 1375	38,333.00	10	38333.00S.P.	0.05026
D 1377	133,907.00	10	133907.00S.P.	0.05026
D 1378	254,302.00	10	254302.00S.P.	0.05026
TOTAL	5,877,808.00			

863,044.25

Exhibit F
SID 1323 Utility and Street Improvements
for Burlington Northern Industrial Area

Tax Code	SID Pay-off	Delinquent	SID 1323 Estimate	Total Estimate	Existing Market Value	Estimated Market Value After SID 1323
A19577			\$ 89,887.16	\$ 89,887.16	\$ 1,416,757.00	\$ 1,506,644.16
A19578			\$ 89,210.47	\$ 89,210.47	\$ 1,401,614.00	\$ 1,490,824.47
A19578-1			\$ 165,132.21	\$ 165,132.21	\$ 3,295,311.00	\$ 3,460,443.21
A20305			\$ 26,347.34	\$ 26,347.34	\$ 2,518,369.00	\$ 2,544,716.34
A20355			\$ 10,112.20	\$ 10,112.20	\$ 507,491.00	\$ 517,603.20
A20357			\$ 3,462.85	\$ 3,462.85	\$ 243,929.00	\$ 247,391.85
A20358			\$ 4,969.42	\$ 4,969.42	\$ 167,463.00	\$ 172,432.42
A20359			\$ 9,053.59	\$ 9,053.59	\$ 928,297.00	\$ 937,350.59
A20361			\$ 14,158.52	\$ 14,158.52	\$ 750,391.00	\$ 764,549.52
A20362			\$ 6,412.29	\$ 6,412.29	\$ 264,383.00	\$ 270,795.29
A20363			\$ 8,652.28	\$ 8,652.28	\$ 502,390.00	\$ 511,042.28
A20363-2			\$ 9,866.91	\$ 9,866.91	\$ 69,322.00	\$ 79,188.91
A20363-3			\$ 9,860.27	\$ 9,860.27	\$ 69,322.00	\$ 79,182.27
A22991			\$ 99,698.99	\$ 99,698.99	\$ 437,060.00	\$ 536,758.99
A22991-2			\$ 287,297.64	\$ 287,297.64	\$ 7,123,578.00	\$ 7,410,875.64
A22992			\$ 23,406.67	\$ 23,406.67	\$ 294,088.00	\$ 317,494.67
A24336			\$ 22,036.40	\$ 22,036.40	\$ 150,464.00	\$ 172,500.40
A24337			\$ 10,450.84	\$ 10,450.84	\$ 197,007.00	\$ 207,457.84
A24338			\$ 38,606.93	\$ 38,606.93	\$ 711,365.00	\$ 749,971.93
A24340			\$ 18,511.59	\$ 18,511.59	\$ 283,627.00	\$ 302,138.59
A24342			\$ 19,868.31	\$ 19,868.31	\$ 137,894.00	\$ 157,762.31
A24343			\$ 3,001.17	\$ 3,001.17	\$ 19,460.00	\$ 22,461.17
A24870			\$ 79,888.99	\$ 79,888.99	\$ 549,990.00	\$ 629,878.99
A27588			\$ 49,298.91	\$ 49,298.91	\$ 1,075,942.00	\$ 1,125,240.91
A27676			\$ 21,841.83	\$ 21,841.83	\$ 223,798.00	\$ 245,639.83
A27690			\$ 39,000.20	\$ 39,000.20	\$ 219,359.00	\$ 258,359.20
A27691			\$ 69,118.42	\$ 69,118.42	\$ 368,073.00	\$ 437,191.42
A27725			\$ 23,517.15	\$ 23,517.15	\$ 149,092.00	\$ 172,609.15
A27727			\$ 29,013.83	\$ 29,013.83	\$ 186,279.00	\$ 215,292.83
A27728			\$ 24,257.24	\$ 24,257.24	\$ 94,511.00	\$ 118,768.24
A27729			\$ 10,698.41	\$ 10,698.41	\$ 25,249.00	\$ 35,947.41
A27730			\$ 34,741.86	\$ 34,741.86	\$ 157,331.00	\$ 192,072.86
A27731			\$ 22,715.94	\$ 22,715.94	\$ 103,483.00	\$ 126,198.94
A27732			\$ 25,868.96	\$ 25,868.96	\$ 220,124.00	\$ 245,992.96
A27744			\$ 27,802.57	\$ 27,802.57	\$ 438,064.00	\$ 465,866.57
A27745			\$ 11,855.68	\$ 11,855.68	\$ 19,423.00	\$ 31,278.68
A27747			\$ 28,457.95	\$ 28,457.95	\$ 43,758.00	\$ 72,215.95
A27749			\$ 49,814.54	\$ 49,814.54	\$ 353,375.00	\$ 403,189.54

Tax Code	SID Pay-off	Delinquent	SID 1323 Estimate	Total Estimate	Existing Market Value	Estimated Market Value After SID 1323
A27768			\$ 99,711.85	\$ 99,711.85	\$ 257,930.00	\$ 357,641.85
A27769			\$ 45,349.49	\$ 45,349.49	\$ 116,340.00	\$ 161,689.49
A27770			\$ 37,140.55	\$ 37,140.55	\$ 196,777.00	\$ 233,917.55
A27771			\$ 153,115.32	\$ 153,115.32	\$ 473,387.00	\$ 626,502.32
A27772			\$ 76,473.83	\$ 76,473.83	\$ 1,069,319.00	\$ 1,145,792.83
A27772-1			\$ 83,763.82	\$ 83,763.82	\$ 577,599.00	\$ 661,362.82
A27773			\$ 92,966.97	\$ 92,966.97	\$ 1,180,244.00	\$ 1,273,210.97
A27774			\$ 39,715.89	\$ 39,715.89	\$ 78,904.00	\$ 118,619.89
A27775			\$ 71,213.74	\$ 71,213.74	\$ 525,858.00	\$ 597,071.74
A27776			\$ 27,174.22	\$ 27,174.22	\$ 223,952.00	\$ 251,126.22
A27777		\$ 942.80	\$ 18,979.65	\$ 19,922.45	\$ 106,588.00	\$ 126,510.45
A27778			\$ 18,491.57	\$ 18,491.57	\$ 69,136.00	\$ 87,627.57
A27779			\$ 52,228.51	\$ 52,228.51	\$ 111,806.00	\$ 164,034.51
A27780			\$ 20,518.17	\$ 20,518.17	\$ 51,589.00	\$ 72,107.17
A27780-1			\$ 13,708.81	\$ 13,708.81	\$ 54,647.00	\$ 68,355.81
A27781			\$ 32,191.68	\$ 32,191.68	\$ 306,565.00	\$ 338,756.68
A27782			\$ 11,877.34	\$ 11,877.34	\$ 67,438.00	\$ 79,315.34
A27783			\$ 11,807.15	\$ 11,807.15	\$ 45,070.00	\$ 56,877.15
A27784			\$ 29,328.69	\$ 29,328.69	\$ 64,369.00	\$ 93,697.69
A27791			\$ 71,371.08	\$ 71,371.08	\$ 410,469.00	\$ 481,840.08
D 1374			\$ 12,640.25	\$ 12,640.25	\$ 956,564.00	\$ 969,204.25
D 1375			\$ 8,866.93	\$ 8,866.93	\$ 98,879.00	\$ 107,745.93
D 1377			\$ 42,606.35	\$ 42,606.35	\$ 758,397.00	\$ 801,003.35
D 1378			\$ 74,861.71	\$ 74,861.71	\$ 1,453,911.00	\$ 1,528,772.71
Average	\$ -	\$ 942.80	\$ 42,967.74	\$ 42,982.95	\$ 564,083.40	\$ 607,066.35
Median	\$ -	\$ 942.80	\$ 26,760.78	\$ 26,760.78	\$ 233,940.50	\$ 254,742.71
Low	\$ -	\$ 942.80	\$ 3,001.17	\$ 3,001.17	\$ 19,423.00	\$ 22,461.17
High	\$ -	\$ 942.80	\$ 287,297.64	\$ 287,297.64	\$ 7,123,578.00	\$ 7,410,875.64