CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the "City"), hereby certify that the attached resolution is a true copy of Resolution No. 97-17255, entitled: "RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1337; 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" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a meeting on August 11, 1997, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Councilmembers voted in favor thereof: unanimous; voted against the same: none; abstained from voting thereon: none; or were absent: none.

WITNESS my hand officially this 11th day of August, 1997.

Marita Herold

Marita Herold, CMC City Clerk

RESOLUTION NO. 97-17255

A RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1337; 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.

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 Trillium Subdivision Area (as shown on Exhibit "A"), and as more particularly described in Section 5. The total estimated costs of the Improvements are $1,514,262.00. 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 $1,377,000.00. The Bonds are to be payable primarily from special assessments to be levied against property in the District, which property will be specially benefitted by the Improvements in an amount not less than $1,377,000.00.

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. 1337 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. Benefitted 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 benefitted 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 benefitted 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 South 18th Street West, Lampman Drive, and Monad Road.

Sidewalk will be installed on the north side of Monad Road from South 18th Street West to Edwards Street, on the south side of Monad Road from Edwards Street to 340 feet west of Lampman Drive, and on the west side of Edwards Street for approximately 300 feet north of Monad Road.

Curb and gutter, asphalt surfacing, and base course gravel will be installed on the east side of South 18th Street West, in Lampman Drive, and in Monad Road from Edwards Street to South 18^{th} Street West.

Storm drain mains and service lines will be installed in Lampman Drive and South 18^{th} Street West.

Storm drain inlets and piping will be installed in South 18th Street West, Lampman Drive, and Monad Road.

Sanitary sewer mains and service lines will be installed in Lampman Drive and Monad Road.

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 $1,514,262.00.

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 #13 is for the installation of lateral main storm drain improvements in Lampman Drive from South 18th Street West to Monad Road and in South 18^{th} Street West from Lampman Drive for approximately 300' south. The total estimated cost of Assessment Item #13 is $282,633.07 and shall be assessed against each lot, tract or parcel of land in Trillium Subdivision for that part of the cost of the Assessment Item #13 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 #13 improvements, exclusive of streets, avenues and alleys. The total assessable area of the Assessment Item #13 properties in the District to be assessed is 1,651,472.86 square feet. The cost of Assessment Item #13 improvements per square foot of assessable area shall not exceed $0.17114. The assessment for each lot, tract or parcel of land for the Assessment Item #13 improvements is shown on Exhibit "E", hereto.

7.02. <u>Frontage Method</u>

a) Assessment Item #1 is the installation of a 12-inch water main in South 18th Street West from Monad Road to the terminus of the existing 12-inch line in South 18th Street West north of King Avenue. The total estimated cost of Assessment Item #1 improvements is $179,391.03 and shall be assessed against each lot, tract or parcel of land in the District having frontage along South 18th Street West for that part of the cost of the Assessment Item #1 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 with frontage along South 18th Street West. The total lineal footage of the properties in the District with South 18th Street West frontage to be assessed is 3,235.72 lineal feet. The cost of Assessment Item #1 improvements per lineal foot of frontage shall not exceed $55.44084. The assessment for each lot, tract or parcel of land for the Assessment Item #1 improvements is shown on Exhibit "E", hereto.

b) Assessment Item #2 is for the installation of a 12-inch water main in Lampman Drive between South 18th Street West and Monad Road (i.e. Trillium Subdivision). The total estimated cost of Assessment Item #2 improvements is $136,977.14 and shall be assessed against each lot, tract or parcel of land in the Trillium Subdivision for that part of the cost of the Assessment Item #2 improvements that the frontage of such lot, tract or parcel bears to the total Lampman Drive frontage of all lots, tracts or parcels of land in Trillium Subdivision. The total Lampman Drive footage of the Trillium Subdivision properties in the District to be assessed is 3,169.93 lineal feet. The cost of Assessment Item #2 improvements per lineal foot of Lampman Drive frontage shall not exceed $43.21141. The assessment for each lot, tract or parcel of land for the Assessment Item #2 improvements is shown on Exhibit "E", hereto.

c) Assessment Item #3 is construction of a 12-inch water main in Monad Road. The total estimated cost of Assessment Item #3 improvements is $78,062.42, and shall be assessed against each lot, tract or parcel within the district with frontage along Monad Road for that part of the costs of Assessment Item #3 that the frontage of such lot, tract or parcel bears to the total frontage of all lots, tracts or parcels of land participating in said Assessment Item #3, exclusive of streets, avenues and alleys. The total lineal footage of the Assessment Item #3 properties to be assessed is 1,237.89 lineal feet. The cost of the Assessment Item #3 improvements per lineal foot of frontage shall not exceed $63.06087. The assessment for each lot, tract or parcel of land for the Assessment Item #3 improvements is shown on Exhibit "E", hereto.

d) Assessment Item #6 is the installation of sanitary sewer mains in Lampman Drive between South 18th Street West and Monad Road (Trillium Subdivision). The total estimated cost of Assessment Item #6 improvements is $105,865.07 and shall be assessed against each lot, tract or parcel of land in Trillium Subdivision for that part of the cost of the Assessment Item #6 improvements that the frontage that such lot, tract or parcel bears to the total frontage of all lots, tracts or parcels of land in Trillium Subdivision, exclusive of streets, avenues and alleys. The total frontage of the Assessment Item #6 properties in the District to be assessed is 3,169.93 lineal feet. The cost of Assessment Item #6 improvements per lineal foot of frontage shall not exceed $33.39666. The assessment for each lot, tract or parcel of land for the Assessment Item #6 improvements is shown on Exhibit "E", hereto.

e) Assessment Item #8 is asphalt street improvements to the east side of South 18th Street West. The total estimated cost of Assessment Item #8 improvements is $57,785.12 and shall be assessed against Lots 1A and 2A1, Block 1, and Lot 3A, Block 2, Trillium Subdivision for that part of the cost of the Assessment Item #8 improvements that the South 18th Street West frontage of those lots, tracts or parcels bear to the total frontage of all lots, tracts or parcels of land participating in the Assessment Item #8 improvements, exclusive of streets, avenues and alleys. The total lineal footage of the Assessment Item #8 improvements to be assessed is 1,627.60 lineal feet. The cost of Assessment Item #8 improvements per lineal foot of frontage shall not exceed $35.50327. The assessment for each lot, tract or parcel of land for the Assessment Item #8 improvements is shown on Exhibit "E", hereto.

f) Assessment Item #9 is asphalt street improvements to the south side of Monad Road from South 18th Street West to Edwards Street. The total estimated cost of Assessment Item #9 improvements is $50,086.74 and shall be assessed against Lot 1A, Block 1 and Lot 1, Block 2 of Trillium Subdivision 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 participating in the Assessment Item #9 improvements, exclusive of streets, avenues and alleys. The total frontage of the Assessment Item #9 properties in the District to be assessed is 1,237.89 lineal feet. The cost of Assessment Item #9 improvements per lineal foot of frontage shall not exceed $40.46138. The assessment for each lot, tract or parcel of land for the Assessment Item #9 improvements is shown on Exhibit "E", hereto.

g) Assessment Item #10 is asphalt street improvements in Lampman Drive. The total estimated cost of Assessment Item #10 is $262,857.09 and shall be assessed against each lot, tract or parcel of land in Trillium Subdivision for that part of the cost of the Assessment Item #10 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 #10 improvements, exclusive of streets, avenues and alleys. The total frontage of the Assessment Item #10 properties in the District to be assessed is 3,169.93 lineal feet. The cost of Assessment Item #10 improvements per lineal foot of frontage shall not exceed $82.92205. The assessment for each lot, tract or parcel of land for the Assessment Item #10 improvements is shown on Exhibit "E", hereto.

h) Assessment Item #11 is for the installation of sidewalk along the Monad Road and Lampman Drive frontages of Lot 1, Block 2 and the east 340' of the Monad Road frontage of Lot 1A, Block 1 of Trillium Subdivision. The total estimated cost of Assessment Item #11 improvements is $41,332.06 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 #11 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 #11 improvements. The total frontage of the Assessment Item #11 improvements to be assessed is 1,362.41 lineal feet. The cost of Assessment Item #11 improvements per lineal foot of frontage shall not exceed $30.33746. The assessment for each lot, tract or parcel of land for the Assessment Item #11 improvements is shown on Exhibit "E", hereto.

i) Assessment Item #12 is for the installation of curb and gutter along the south side of Monad Road from 18th Street West to Edwards Street; on both sides of Lampman Drive from South 18th Street West to Monad Road (Trillium Subdivision); and along the east side of South 18th Street West along the frontage of Trillium Subdivision. The total estimated cost of Assessment Item #12 improvements is $127,648.23 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 #12 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 #12 improvements. The total frontage of the Assessment Item #12 properties to be assessed is 6,035.42 lineal feet. The cost of Assessment Item #12 improvements per lineal foot of frontage shall not exceed $21.14985. The assessment for each lot, tract or parcel of land for the Assessment Item #12 improvements is shown on Exhibit "E", hereto.

7.03. <u>Utility Service Connections Method</u>

a) Assessment Item #4 is to provide new 8" water service extensions. The total estimated cost of Assessment Item #4 improvements is $21,481.30 and shall be assessed against each lot, tract or parcel of land in the District which receives a new 8" water service. The total number of new water services to be provided under the Assessment Item #4 improvements is 13. The cost of Assessment Item #4 improvements per service provided shall not exceed $1,652.40745. The assessment for each lot, tract or parcel of land which receives a water service extension under Assessment Item #4 is shown on Exhibit "E", hereto.

b) Assessment Item #5 is to provide new 1¼" water service extensions. The total estimated cost of Assessment Item #5 improvements is $2,973.39 and shall be assessed against each lot, tract or parcel of land in the District which receives a new 1¼" water service. The total number of water services in the District to be assessed is 3. The cost of the water service improvements to be assessed under Assessment Item #5 shall not exceed $991.13119. The assessment for each lot, tract or parcel of land which receives a water service under the Assessment Item #5 improvements is shown on Exhibit "E", hereto.

c) Assessment Item #7 is for new sanitary sewer services. The total estimated cost of Assessment Item #7 improvements is $12,722.30 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 #7. The total number of new sanitary sewer service extensions under Assessment Item #7 to be assessed is 11. The cost of the Assessment Item #7 improvements per new sanitary sewer service extended shall not exceed $1,156.57289. The assessment for each lot, tract or parcel of land which receives a new sanitary sewer service extension under Assessment Item #7 improvements is shown on Exhibit "E", hereto.

d) Assessment Item #14 is for new storm drain services. The total estimated cost of Assessment Item #14 improvements is $17,185.04 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 #14 to be assessed is 13. The cost of the Assessment Item #14 improvements per service shall not exceed $1,321.92597. The assessment for each lot, tract or parcel of land for new storm drain services extended under Assessment Item #14 improvements is shown on Exhibit "E", hereto.

7.04. <u>Assessment Methodologies Equitable and Consistent with Benefit.</u> This Council hereby determines that the methods of assessment and the assessment of costs of the specific Improvements against the properties benefitted 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 therefor within the District.

Section 8. <u>Payment of Assessments</u>. 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. <u>Method of Financing; Pledge of Revolving Fund; Findings and Determinations</u>. The City will issue the Bonds in an aggregate principal amount not to exceed $1,377,000.00 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:

(a) <u>Estimated Market Value of Parcels</u>. 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 Yellowstone County Assessor is shown on Exhibit F. All 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) <u>Diversity of Property Ownership</u>. There are 11 parcels to be assessed within the District. The total number of property owners within the District is 8. Of the 11 parcels in the District, 6 are currently undeveloped. These 6 parcels represent an area of 22.913 Acres, or 44.46% of the total.

Trillium Corporation owns 4 of these 6 undeveloped parcels, representing 19.9076 Acres, or 38.63% of the total (and 87% of the undeveloped parcels).

It is expected that once the improvements are complete, Trillium will sell its 5 undeveloped parcels to other parties for development. This will both reduce the amount of undeveloped land in the District and improve the overall ownership diversity.

It should further be noted that the owner of one of the undeveloped parcels not owned by Trillium (Lot 2A1, Block 1, Trillium Subdivision) has submitted a Building Permit application to develop the lot.

(c) <u>Comparison of Special Assessments and Property Taxes and Market Value</u>. 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) <u>Delinquencies</u>. As shown on Exhibit G, there are no outstanding SID's being levied against lots in the District, nor are there any lots which are delinquent in tax payments.

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) <u>The Public Benefit of the Improvements</u>. The total estimated cost of installing these public Improvements is $1,514,262.00, $1,377,000.00 of which will be recovered through direct assessments to property owners within the District. The remainder of the costs of the improvements ($137,262.00) 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 City's $137,262.00 contribution will pay for the City's proportionate share of construction, engineering, and administration costs for the 12" water main in Monad Road; the curb, gutter, sidewalk, and asphalt paving along the north side of Monad Road; and, the installation of sidewalk along Edwards Street. This is based on the City ownership of Certificate of Survey 779.

The improvements being constructed under this District are being done to; 1) bring the properties into compliance with current, minimum, City of Billings standards; 2) to satisfy the obligations of lots in Trillium Subdivision under the terms of the Subdivision Improvements Agreement; or, 3) to provide water service to properties within the District which currently do not have these improvements.

Currently, properties within Trillium Subdivision and Tracts 1A-1, 1A-2, 6 Amended, and 5B-2, Certificate of Survey 777, currently do not have water service. Improvements constructed under this District would extend water service to these parcels.

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 Trillium 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 (September 5, 1997), 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, September 8, 1997, 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 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.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 11th day of August, 1997.

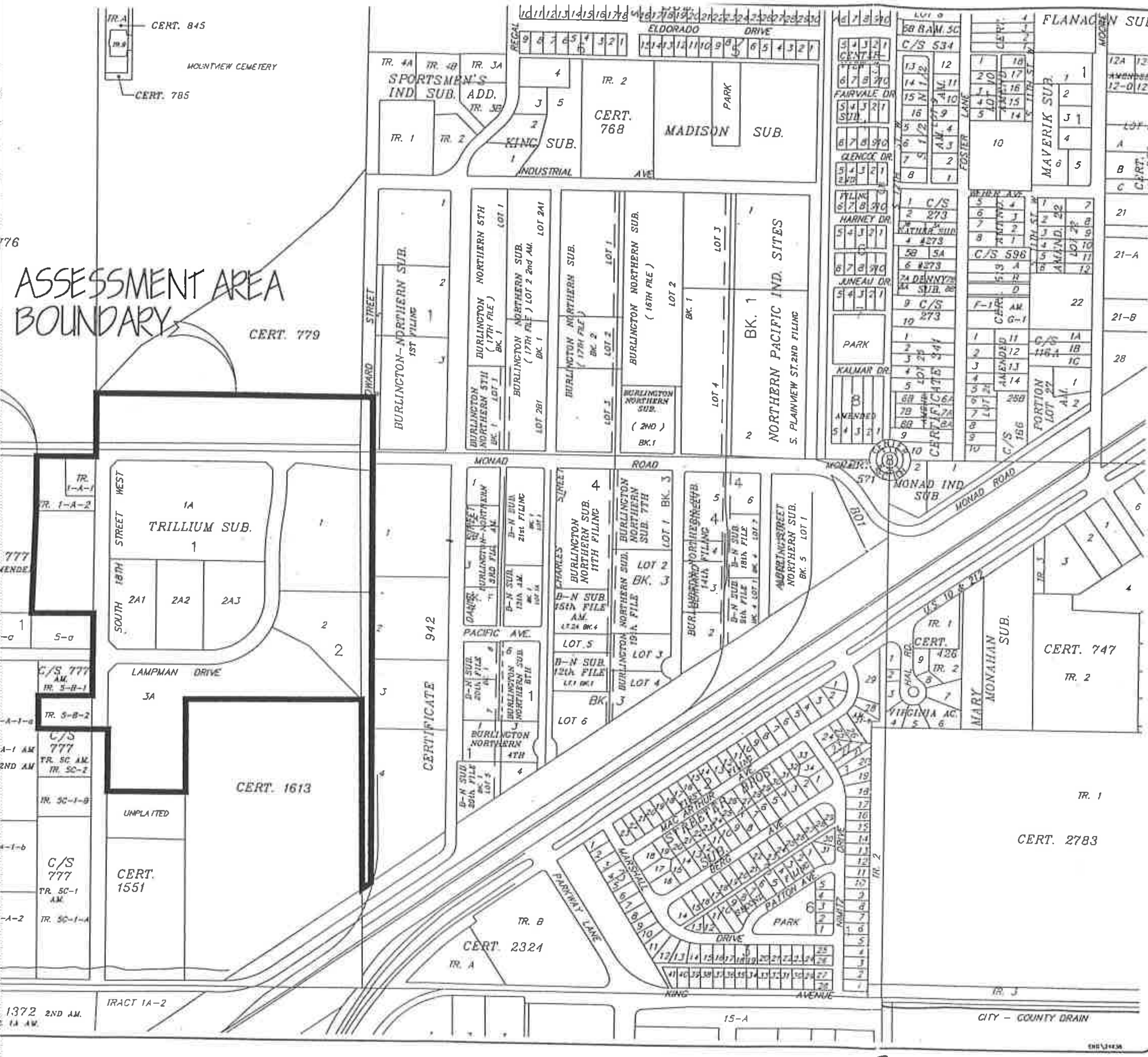
THE CITY OF BILLINGS:

BY: Charles F. Tooley
Charles F. Tooley MAYOR

SEAL
CITY OF BILLINGS * MONTANA * YELLOWSTONE COUNTY

ATTEST:

BY: Marita Herold
Marita Herold, CMC, CITY CLERK



MORRISON MAIERLE, Inc.
An Employee-Owned Company

ENGINEERS
SCIENTISTS
SURVEYORS
PLANNERS
SINCE 1945

REVISIONS

DRAWN BY: WFW
CHK'D. BY: WFW
APPR. BY: DHM
DATE: 3-24-97

PROPOSED S.I.D.

BILLINGS MONTANA

PROPOSED SID BOUNDARY MAP
EXHIBIT "A"

PROJECT NO.
2823.006-042-0211

SHEET NUMBER
1

EXHIBIT A

EXHIBIT B

LEGAL DESCRIPTION
OF
CURB AND GUTTER , ASPHALT PAVING, SIDEWALKS, WATER SYSTEM, SANITARY SEWER SYSTEM, AND STORM DRAIN SYSTEM S.I.D.

Located in the E1/2 of Section 7, Township 1 South, Range 26 East, P.M.M., Yellowstone County, Montana, being more particularly described as follows:

Beginning at the Northwest Corner of Tract 1-A-2, Amended Plat of Tract 6 Amended of C. of S. No. 777; thence Easterly on and along the North line of Tracts 1-A-2 and 1-A-1, Amended Plat of Tract 6 Amended of C. of S. No. 777 to the Northeast Corner of said Tract 1-A-1; thence Northerly to the Southwest Corner of C. of S. No. 779; thence continuing Northerly on and along the West line of C. of S. No. 779 to the Northwest Corner of said C. of S. No. 779; thence Easterly to a point of intersection with the Northerly extension of the East line of Lot 1, Block 2, Trillium Subdivision; thence Southerly on and along said Northerly extension and the West line of Lots 1 and 2, Block 2, Trillium Subdivision to the Southeast Corner of Lot 2, Block 2, Trillium Subdivision; thence Southwesterly on and along the South line of said Lot 2 to the Southwest Corner of said Lot 2; thence Northerly on and along the West line of said Lot 2 to the common corner between Lot 2, Block 2, Trillium Subdivision and Lot 3A, Block 2, Amended Plat of Lot 3, Block 2, Trillium Subdivision; thence Westerly on and along the South line of Lot 3A, Block 2, Amended Plat of Lot 3, Block 2, Trillium Subdivision to a Corner on the East line of said Lot 3A; thence Southerly on and along the East line of Lot 3A, Block 2, Amended Plat of Lot 3, Block 2, Trillium Subdivision to the Southeasterly Corner of said Lot 3A; thence Westerly on and along the South line of said Lot 3A to the Southwest Corner of said Lot 3A; thence Northerly on and along the West line of said Lot 3A to a point of intersection with the Easterly extension of the South line of Tract 5-B-2, Amended Tract 5B of Amended Tract 5 of C. of S. No. 777; thence Westerly on and along said Easterly extension and South line of said Tract 5-B-2 to the Southwest Corner of said Tract 5-B-2; thence Northerly on and along the West line of said Tract 5-B-2 to the Northwest Corner of said Tract 5-B-2; thence Easterly on and along the North line of said Tract 5-B-2 to a point on the West right-of-way line of So. 18th St. West; thence Northerly on and along the West right-of-way line of So. 18th St. West to the Northeast Corner of Lot 5A, Block 1, Amended Plat of Selleck Subdivision; thence Westerly on and along the North line of said Lot 5A to the Northwest Corner of said Lot 5A; thence Northeasterly to the Southwest Corner of Tract 1-A-2, Amended Plat of Tract 6 Amended of C. of S. No. 777; thence on and along the West line of said Tract 1-A-2 to the Point of Beginning.

EXHIBIT C

S.I.D. 1337
City of Billings

Tax Number	Property Description	Total Estimated Assessment
A-28490	Lot 1A, Block 1, Trillium Subdivision	$344,480.38
A-28491	Lot 2A1, Block 1, Trillium Subdivision	$98,384.84
A-28491A	Lot 2A2, Block 1, Trillium Subdivision	$60,333.22
A-28491B	Lot 2A3, Block 1, Trillium Subdivision	$132,578.75
A-28492	Lot 1, Block 2, Trillium Subdivision	$236,118.24
A-28493	Lot 2, Block 2, Trillium Subdivision	$74,827.53
A-28494	Lot 3A, Block 2, Trillium Subdivision	$374,132.82
D-01357	Tract 1-A-1, Tr. 6 Amended, C/S 777	$11,715.61
D-01358	Tract 1-A-2, Tr. 6, Amended, C/S 777	$4,625.83
D-01362A	Tract 5B-2, Tr. 5B Amended, C/S 777	$10,091.75
E-00004	Tract 6 Amended, C/S 777	$29,711.02

EXHIBIT D

SID 1337
ASSESSMENT ITEMS

Assessment Item			$ Cost / Per LF / SF/ EA	
#1	(9)	12" Watermain in So. 18th St. West	55.44084	LF
#2	(9)	12" Watermain in Lampman Drive	43.21141	LF
#3	(9)	12" Watermain in Monad Road	63.06087	LF
#4	(3)	Water Services - 8"	1652.40745	EA
#5	(3)	Water Services - 1-1/4"	991.13119	EA
#6	(9)	Sanitary Sewer	33.39666	LF
#7	(4)	Sanitary Sewer Service	1156.57289	EA
#8	(7)	Asphalt - So. 18th St. West	35.50327	LF
#9	(7)	Asphalt - Monad Road	40.46138	LF
#10	(7)	Asphalt - Lampman Drive	82.92205	LF
#11	(5)	Sidewalk	30.33746	LF
#12	(1)	Curb and Gutter	21.14985	LF
#13	(9)	Storm Drain	0.17114	SF
#14	(9)	Storm Drain Services	1321.92597	EA

(City Data Processing Code)

EXHIBIT E
1/2

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

SID NO. 1337
DATE: 07/30/97
COMPLETED BY: WPW
CONSULTING FIRM: Morrison-Maierle, Inc.

DESCRIPTION:	12"WM IN 18thST.W	12"WM IN LAMPMAN	12"WM IN MONAD RD	WAT.SERV NEW	WAT.SERV 1-1/4"	SANITARY SEWER	S.S.SERV NEW
Code*:	9	9	9	3	3	9	4
UNIT MEASURE:	L.F.	L.F.	L.F.	EA.	EA.	L.F.	EA.
RATE:	55.44084	43.21141	63.06087	1652.40745	991.13119	33.39666	1156.57289

ITIONS | Special Additions continued for same tax code | Special Additions cont. for same tax code

RATE *****	Code* ****	QUANTITY UNIT MEASURE ******** *******	RATE *****	Code* ****	QUANTITY UNIT MEASURE ******** *******	RATE *****	Code* ****	QUANTITY UNIT MEASURE ******** *******	RATE *****	Code* ****	QUANTITY UNIT MEASURE ******** *******	RATE *****	TOTAL **************
55.44084	9	507.78L.F.	43.21141	9	809.33L.F.	63.06087	3	1.00EA.	1652.40745	9	507.78L.F.	33.39666	
1156.57289													123,147.06
55.44084	9	190.54L.F.	43.21141	3	1.00EA.	1652.40745	9	190.54L.F.	33.39666	4	1.00EA.	1156.57289	39,603.29
43.21141	3	1.00EA.	1652.40745	9	228.54L.F.	33.39666	4	1.00EA.	1156.57289				20,316.99
43.21141	3	1.00EA.	1652.40745	9	603.39L.F.	33.39666	4	1.00EA.	1156.57289				49,033.52
43.21141	9	428.56L.F.	63.06087	9	592.17L.F.	33.39666							72,390.37
43.21141	3	1.00EA.	1652.40745	9	181.35L.F.	33.39666	4	1.00EA.	1156.57289				16,701.85
55.44084	9	866.16L.F.	43.21141	3	7.00EA.	1652.40745	9	866.16L.F.	33.39666	4	6.00EA.	1156.57289	160,135.38
55.44084	3	1.00EA.	991.13119										11,715.61
55.44084	3	1.00EA.	991.13119										4,625.83
55.44084	3	1.00EA.	991.13119										10,091.75
55.44084	3	1.00EA.	1652.40745										29,711.02
													537,472.66

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:	0.00 S.F. x	0.00000000	=	0.00
TOTAL (Code9) - 12"WM IN 18thST.W	3,235.72 L.F. x	55.44084	=	179,391.03
TOTAL (Code9) - 12"WM IN LAMPMAN	3,169.93 L.F. x	43.21141	=	136,977.14
TOTAL (Code9) - 12"WM IN MONAD RD	1,237.89 L.F. x	63.06087	=	78,062.42
TOTAL (Code3) - WAT.SERV NEW	13.00 EA. x	1652.40745	=	21,481.30
TOTAL (Code3) - WAT.SERV 1-1/4"	3.00 EA. x	991.13119	=	2,973.39
TOTAL (Code9) - SANITARY SEWER	3,169.93 L.F. x	33.39666	=	105,865.07
TOTAL (Code4) - S.S.SERV NEW	11.00 EA. x	1156.57289	=	12,722.30

				537,472.65

EXHIBIT E
2/2

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

SID NO. 1337
DATE: 07/30/97
COMPLETED BY: WFW
CONSULTING FIRM: Morrison-Maierle, Inc.

DESCRIPTION:	ASPHALT- 18thST.W	ASPHALT- MONAD RD	ASPHALT- LAMPMAN	SIDEWALK	CURB & GUTTER	STORM DRAIN	S.D.SERV NEW
Code*:	7	7	7	5	1	9	9
UNIT MEASURE:	L.F.	L.F.	L.F.	L.F.	L.F.	S.F.	EA.
RATE:	35.50327	40.46138	82.92205	30.33746	21.14985	0.17114	1321.92597

TIONS | Special Additions continued for same tax code | Special Additions cont. for same tax code

RATE *****	Code* ****	QUANTITY ********	UNIT MEASURE *******	RATE *****	Code* ****	QUANTITY ********	UNIT MEASURE *******	RATE *****	Code* ****	QUANTITY ********	UNIT MEASURE *******	RATE *****	Code* ****	QUANTITY ********	UNIT MEASURE *******	RATE *****	TOTAL **************
35.50327	7	809.33	L.F.	40.46138	7	507.78	L.F.	82.92205	5	341.68	L.F.	30.33746	1	1865.46	L.F.	21.14985	221,333.32
0.17114	9	2.00	EA.	1321.92597													58,781.55
35.50327	7	190.54	L.F.	82.92205	1	590.92	L.F.	21.14985	9	87337.80	S.F.	0.17114	9	1.00	EA.	1321.92597	40,016.23
82.92205	1	228.54	L.F.	21.14985	9	87120.00	S.F.	0.17114	9	1.00	EA.	1321.92597					83,545.23
82.92205	1	603.39	L.F.	21.14985	9	113517.36	S.F.	0.17114	9	1.00	EA.	1321.92597					163,727.87
40.46138	7	592.17	L.F.	82.92205	5	1020.73	L.F.	30.33746	1	1020.73	L.F.	21.14985	9	261360.00	S.F.	0.17114	58,125.68
82.92205	1	181.35	L.F.	21.14985	9	221633.28	S.F.	0.17114	9	1.00	EA.	1321.92597					213,997.44
35.50327	7	866.16	L.F.	82.92205	1	1545.03	L.F.	21.14985	9	444904.42	S.F.	0.17114	9	7.00	EA.	1321.92597	0.00
																	0.00
																	0.00
																	0.00
																	839,527.34

SUMMARY OF S. I. D. ASSESSMENTS

Page 1

TOTAL Spread COST:	0.00 S.F.	x	0.00000000	=	0.00
TOTAL (Code7) - ASPHALT- 18thST.W	1,627.60 L.F.	x	35.50327	=	57,785.12
TOTAL (Code7) - ASPHALT- MONAD RD	1,237.89 L.F.	x	40.46138	=	50,086.74
TOTAL (Code7) - ASPHALT- LAMPMAN	3,169.93 L.F.	x	82.92205	=	262,857.09
TOTAL (Code5) - SIDEWALK	1,362.41 L.F.	x	30.33746	=	41,332.06
TOTAL (Code1) - CURB & GUTTER	6,035.42 L.F.	x	21.14985	=	127,648.23
TOTAL (Code9) - STORM DRAIN	1,651,472.86 S.F.	x	0.17114	=	282,633.07
TOTAL (Code 9) - S.D.SERV NEW	13.00 EA.	x	1321.92597	=	17,185.04
					839,527.35

EXHIBIT F

S.I.D. 1337

Sorted by Market Value

July 23, 1997

SUBDIVISION	BLOCK	LOT		Tax Code	MARKET VALUE	TAXABLE VALUE	SID ASSESSMENT
Trillium Subdivision	1	2A2		A-28491A	$31,560.00	$1,218.00	$60,333.22
Trillium Subdivision	1	2A1		A-28491	$31,638.00	$1,221.00	$98,384.84
C/S 777	TR. 5B AM	5B-2		D-01362A	$35,568.00	$1,373.00	$10,091.75
Trillium Subdivision	1	2A3		A-28491B	$41,122.00	$1,587.00	$132,578.75
Trillium Subdivision	2	2		A-28493	$79,773.00	$3,079.00	$74,827.53
C/S 777	TR. 6 AM	1-A-2		D-01358	$141,700.00	$5,470.00	$4,625.83
Trillium Subdivision	2	3A		A-28494	$153,169.00	$5,912.00	$374,132.82
Trillium Subdivision	1	1A		A-28490	$157,798.00	$6,091.00	$344,480.38
C/S 777	TR. 6 AM	1-A-1		D-01357	$249,200.00	$9,619.00	$11,715.61
Trillium Subdivision	2	1		A-28492	$1,236,963.00	$25,691.00	$236,118.24
C/S 777	TR. 6 AM			E-00004	$36,023,807.00	$4,322,856.00	$29,711.02
TOTAL					$38,182,298.00	$4,384,117.00	$1,376,999.99
LOWEST VALUE			=		$31,560.00	$1,218.00	$4,625.83
HIGHEST VALUE			=		$36,023,807.00	$4,322,856.00	$374,132.82
AVERAGE VALUE			=		$3,471,118.00	$398,556.09	$125,181.82
MEDIAN VALUE			=		$141,700.00	$5,470.00	$74,827.53

Sorted by Assessment

SUBDIVISION	BLOCK	LOT	Tax Code	MARKET VALUE	TAXABLE VALUE	SID ASSESSMENT
C/S 777	TR. 6 AM	1-A-2	D-01358	$141,700.00	$5,470.00	$4,625.83
C/S 777	TR. 5B AM	5B-2	D-01362A	$35,568.00	$1,373.00	$10,091.75
C/S 777	TR. 6 AM	1-A-1	D-01357	$249,200.00	$9,619.00	$11,715.61
C/S 777	TR. 6 AM		E-00004	$36,023,807.00	$4,322,856.00	$29,711.02
Trillium Subdivision	1	2A2	A-28491A	$31,560.00	$1,218.00	$60,333.22
Trillium Subdivision	2	2	A-28493	$79,773.00	$3,079.00	$74,827.53
Trillium Subdivision	1	2A1	A-28491	$31,638.00	$1,221.00	$98,384.84
Trillium Subdivision	1	2A3	A-28491B	$41,122.00	$1,587.00	$132,578.75
Trillium Subdivision	2	1	A-28492	$1,236,963.00	$25,691.00	$236,118.24
Trillium Subdivision	1	1A	A-28490	$157,798.00	$6,091.00	$344,480.38
Trillium Subdivision	2	3A	A-28494	$153,169.00	$5,912.00	$374,132.82
TOTAL				$38,182,298.00	$4,384,117.00	$1,376,999.99

EXHIBIT G

S.I.D. 1337

Summary of Tax Deliquency Data

July 23, 1997

SUBDIVISION	BLOCK	LOT	Tax Code	1991	1992	1993	1994	1995	1996	Total Years Delinquent
Trillium Subdivision	1	1A	A-28490	NO	NO	NO	NO	NO	NO	0
Trillium Subdivision	1	2A1	A-28491	NO	NO	NO	NO	NO	NO	0
Trillium Subdivision	1	2A2	A-28491A	NO	NO	NO	NO	NO	NO	0
Trillium Subdivision	1	2A3	A-28491B	NO	NO	NO	NO	NO	NO	0
Trillium Subdivision	2	1	A-28492	NO	NO	NO	NO	NO	NO	0
Trillium Subdivision	2	2	A-28493	NO	NO	NO	NO	NO	NO	0
Trillium Subdivision	2	3A	A-28494	NO	NO	NO	NO	NO	NO	0
C/S 777	TR. 6 AM	1-A-1	D-01357	NO	NO	NO	NO	NO	NO	0
C/S 777	TR. 6 AM	1-A-2	D-01358	NO	NO	NO	NO	NO	NO	0
C/S 777	TR. 5B AM	5B-2	D-01362A	NO	NO	NO	NO	NO	NO	0
C/S 777	TR. 6 AM		E-00004	NO	NO	NO	NO	NO	NO	0
TOTAL per YEAR				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
TOTAL SIX YEARS									$0.00	

Summary of Tax Deliquency Data

As of June 18, 1997, the Financial Department at City Hall has no outstanding S.I.D. Assessments against the following tax codes:

D-01357, D-01358, D-01362A, and E-00004. All prior S.I.D.'s were paid in full as of November, 1996.