

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. 96-17170, entitled: "A RESOLUTION RELATING TO W.O. 95-14: THE 1997 LAKE ELMO DRIVE CURB, GUTTER AND SIDEWALK PROGRAM; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO ORDER IN THE PROGRAM FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SIDEWALK, CURB AND GUTTER IMPROVEMENT 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 October 15, 1996, 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notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.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: Davis, Regnier, Michunovich, Creighton, Obnstad, Stone, Elison & Larson, Deisz; abstained from voting thereon: none; or were absent: Farmer;

WITNESS my hand officially this 15th day of October, 1996.

Marita Herold CITY CLERK
Marita Herold, CMC

RESOLUTION NO. 96- 17170

A RESOLUTION RELATING TO W.O. 95-14: THE 1997 LAKE ELMO DRIVE CURB, GUTTER AND SIDEWALK PROGRAM; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO ORDER IN THE PROGRAM FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SIDEWALK, CURB AND GUTTER IMPROVEMENT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND.

WHEREAS, the City is granted the power pursuant to M.C.A. 7-14-4109 to order certain improvements without creation of a special improvement district and certain sections of curb and gutter, sidewalks, drive approaches, alley approaches and/or appurtenant features have deteriorated, settled and cracked, or none exist, or some of the foregoing do not exist; and

WHEREAS, the safety and convenience of the public require installation, construction, reconstruction, repair or replacement of curbs and gutters, sidewalks, drive approaches, alley approaches, and/or appurtenant features or combinations thereof; and

WHEREAS, said improvements should be ordered as provided by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. INTENTION TO ORDER IN. It is the intention of the Council to order the installation, construction, reconstruction, or replacements of certain curbs, gutters, sidewalks, drive approaches, alley approaches and appurtenant improvements in certain locations, which improvements and locations are more fully described in Exhibits "A" and "B" attached hereto.

2. AFFECTED PROPERTIES. All properties which will be required to pay any portion of the costs of the improvements identified herein are listed and the owners of those properties are identified on Exhibit "B" attached hereto.

3. ESTIMATED COSTS. The estimated assessed costs of the proposed improvements, including construction costs, incidental expenses, engineering fees, legal fees, administrative fees and bond issuance costs, but exclusive of interest charges, will be **\$470,000.00** as described below:

Construction Costs (w/contingencies)	\$390,954.55
Engineering & Administration	39,095.45
Bond Costs	<u>39,950.00</u>
TOTAL ASSESSED COSTS	\$470,000.00

Estimated unit costs for construction only, not including engineering, legal, administrative and bond costs, are as follows:

New Construction:

New Sidewalk	\$ 3.45/sq. ft.
New Curb & Gutter	13.25/lin. ft.
New Drive Approach	4.90/sq. ft.
Street Reconstruction	19.20/sq. yard

The actual cost to be assessed against any benefitted property will be determined by the actual amount of work done adjacent to the property plus a proportionate share of the costs of any alley approaches for the block within which the property is located.

4. ASSESSMENT OF COSTS. All costs of constructing the curbs, gutters, sidewalks, and drive approaches, including engineering, administrative and bond costs, will be assessed against the properties which are adjacent to the improvements installed. In addition, if alley approaches are constructed or reconstructed within a block, each property within that block will be assessed for a portion of the costs based on a ratio determined by the area of each parcel and the total area of all properties served by the alley. As shown on Exhibit "B", assessments will be levied against 85 separate lots, parcels, or tracts.

The costs for each property will vary depending upon the actual construction that is required adjacent to each property. The estimated costs, for construction only, for a typical 75 foot lot requiring construction for all curb and gutter, sidewalk, appurtenant structures and alley approaches, are \$4,000.00. The average total assessment, including engineering, administrative, and bond costs is estimated to be \$5,100.00, with a high of \$19,900.00, a low of \$82.50, and a median of \$4,750.00.

5. PERIOD OF ASSESSMENTS. The assessments for all improvements and costs shall be paid in not more than twelve (12) annual installments, plus interest, provided however, that payment of one-half

of each annual installment, plus interest, may be deferred to May 31 of the year following the assessment.

6. PROPERTY OWNER OPTION TO CONSTRUCT IMPROVEMENTS. In the event that the City Council orders in the above described improvements following the public hearing, then the owners of all properties to be assessed for the costs of said improvements will be notified of such action in writing. Said owners will have thirty (30) days from the date of said notice in which to install the required improvements at their own expense. In the event the owners do not install these improvements, the City will do so and will assess the costs against the benefitted properties as described herein.

7. METHOD OF FINANCING; PLEDGE OF REVOLVING FUND; FINDINGS AND DETERMINATIONS. The City will issue **Sidewalk, Curb, and Gutter Improvement Bonds** in an aggregate principal amount not to exceed \$470,000 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 Project. This Council further finds it is in the public interest, and in the best interest of the City and the Project, 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 to the Bonds.

In determining to authorize such undertakings and agreements, this Council has taken into consideration the following factors:

(a) Estimated Market Value of Parcels. The estimated total market value of the lots, parcels, or tracts in the Project, as of the date of adoption of this resolution, as estimated by the County Assessor, is \$4,062,837.00. The average market value is \$47,798.00, with a high of \$146,000.00, a low of \$4,800.00, and a median value of \$54,400.00. The special assessments to be levied against each lot, parcel, or tract is less than the increase in the estimated market

value of the properties as a result of the construction of the improvements.

(b) Diversity of Property Ownership. For the 85 total lots, parcels, or tracts in the Project, there are 67 separate owners.

One owner, Victor Reichenbach, owns seven (7) parcels; Frances Harmon owns six (6) parcels; Marilyn Harmon owns three (3) parcels; and, five (5) separate parties own two (2) parcels each. So, eight (8) parties (10% of the total owners) own an aggregate total of twenty-six (26) parcels (31% of the total parcels) in the Project.

Given the diversity of ownership, it is unlikely that financial difficulties would arise that would require a loan to be made from the Revolving Fund.

(c) Comparison of Special Assessments, Property Taxes and Market Value. Currently, there are nine (9) different SIDs being levied against various parcels in the Project area. These would be:

SID#	PAYOFF DATE	# OF AFFECTED PARCELS	TOTAL PAYOFF AMOUNT	AVG PAYOFF PER PARCEL
1194	1999	1	\$ 418.75	\$ 418.75
1202	1999	13	\$3,826.16	\$ 294.32
1204	1999	24	\$1,731.91	\$ 72.16
1223	2001	4	\$3,685.77	\$ 921.44
1226	2001	3	\$3,496.43	\$1,165.65
1232	2000	3	\$2,554.94	\$ 851.65
1238	2000	2	\$2,665.30	\$1,332.65
1277	2001	9	\$6,045.00	\$ 671.67
1279	2002	8	\$8,550.23	\$1,068.78

Thirty-seven (37) separate parcels within the Project carry one or more assessments from the nine (9) SIDs. The total amount of principal levied against these parcels in \$35,639.79, with an average payoff of \$1,018.00, a high of \$2,805.75, and a low of \$46.75.

As noted in Section 4, the estimated average assessment levied by this Project will be \$5,100.00. For the thirty-seven (37) lots carrying existing SIDs, the average assessment will be approximately \$6,118.00. With an average market value of \$47,798.00, and an average yearly principal payment of \$510 (monthly principal of \$42.50), the amount of assessment versus the value of the property would appear acceptable. As such, no unusual need for loans from the Revolving Fund would be expected.

(d) Delinquencies. For tax years 1990 through 1994, only one parcel was delinquent. This occurred in year 1993, with a delinquent SID payment of \$294.04, and a delinquent general City tax payment of \$74.61. This represents only 1.18% of the total parcels being delinquent during this period. With an average City collection rate of 95% (5% delinquent), a 98.82% collection rate within the project area is clearly acceptable.

Therefore, given the delinquency history of this Project area, no unusual need for loans from the Revolving Fund would be expected.

(e) The Public Benefit of the Improvements. The subject section of Lake Elmo Drive is defined as a collector street in the City's Transportation Plan. Under City policy, the cost of the installation of new curb, gutter, sidewalk, driveway approaches and alley approaches on collector streets is to be borne by the adjoining property owners.

Also, on September 9, 1996, the Billings City Council approved a phased improvement plan for Lake Elmo Drive between Main Street and Pemberton Road. This Project was specifically identified as the first phase of that plan. Further, it was identified that adjoining property owners would be assessed for the costs of the improvements.

8. PUBLIC HEARING. On Tuesday, **November 12, 1996**, at 7:30 o'clock p.m., in the Council Chambers located on the Second Floor of the Police Facility, 220 North 27th Street, Billings, MT, the City Council will conduct a public hearing concerning this project and all interested parties will be allowed to testify. The City Council will also consider all written comments submitted to the City Clerk prior to the hearing or submitted to the Council during the hearing.

9. 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 on **October 17** and **October 24, 1996**, 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

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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 by the City Council and APPROVED this **15th day of October, 1996.**



CITY OF BILLINGS:

BY:

Charles F. Tooley
Charles F. Tooley, MAYOR

ATTEST:

Marita Herold
Marita Herold, CMC CITY CLERK

RE: 1997 Lake Elmo Drive Curb, Gutter & Sidewalk Program
W.O. 95-14

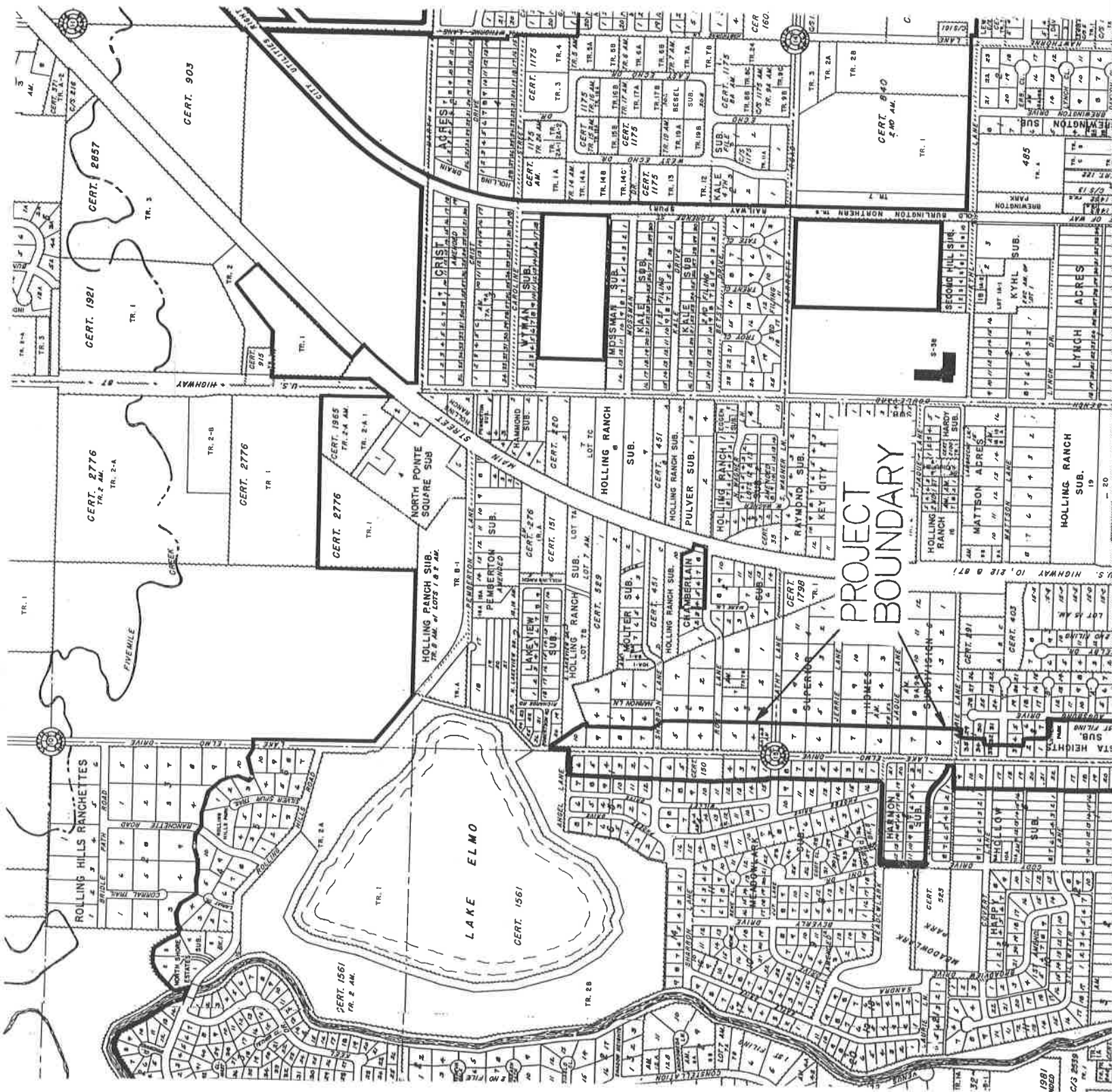


EXHIBIT A

A. CURB AND GUTTER, SIDEWALK, DRIVE APPROACHES, & ALLEY APPROACHES

- ▶ West side of Lake Elmo Drive between Laurie Lane and Meadowlark Lane

B. CURB & GUTTER, SIDEWALK, AND ALLEY APPROACHES

- ▶ West side of Lake Elmo Drive between Wicks Lane and Stillwater Lane
- ▶ West side of Lake Elmo Drive between Stillwater Lane and Covert Lane
- ▶ West side of Lake Elmo Drive between Covert Lane and Laurie Lane
- ▶ West side of Lake Elmo Drive between Meadowlark Lane and Kathy Lane
- ▶ West side of Lake Elmo Drive between Kathy Lane and Sharron Lane
- ▶ West side of Lake Elmo Drive between Sharron Lane and Angel Drive
- ▶ East side of Lake Elmo Drive between Wicks Lane and Augsburg Drive
- ▶ East side of Lake Elmo Drive between Augsburg Drive and Laurie Lane
- ▶ East side of Lake Elmo Drive between Laurie Lane and Jaque Lane
- ▶ East side of Lake Elmo Drive between Jaque Lane and Jerrie Lane
- ▶ East side of Lake Elmo Drive between Jerrie Lane and Kathy Lane
- ▶ East side of Lake Elmo Drive between Kathy Lane and Roxy Lane
- ▶ East side of Lake Elmo Drive between Roxy Lane and Sharron Lane
- ▶ East side of Lake Elmo Drive between Sharron Lane and Robertson Road

EXHIBIT B

CITY OF BILLINGS
LAKE ELMO DRIVE STREET IMPROVEMENTS
WICKS LANE TO ROBERTSON ROAD
Based on Engineer's Estimate

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Tax Account: C 367	HAMMOND, MICHAEL F & BARBARA J	59105	
Name:	1630 LAKE ELMO DR , BILLINGS MT		
Address:	Property Desc: 1630 LAKE ELMO DR		
Legal:	HAPPY HOLLOW SUB 18 1	ASSESSMENT \$	4,246.21
Tax Account: C 367 1	KLUNDT, WILMER JR & JOY A	59105	
Name:	340 STILLWATER LN , BILLINGS MT		
Address:	Property Desc: 340 STILLWATER LN		
Legal:	HAPPY HOLLOW SUB 17 1	ASSESSMENT \$	5,731.36
Tax Account: C 368	SLOVARP, THOMAS J & RICHARD A &	59601	
Name:	804 S CALIFORNIA ST , HELENA MT		
Address:	Property Desc: 8006 LAKE ELMO RD		
Legal:	HAPPY HOLLOW SUB 19 1	ASSESSMENT \$	3,974.37
Tax Account: C 369	SLOVARP, THOMAS J & RICHARD A &	59601	
Name:	804 S CALIFORNIA ST , HELENA MT		
Address:	Property Desc: 8006 LAKE ELMO RD		
Legal:	HAPPY HOLLOW SUB 20 1	ASSESSMENT \$	3,974.37
Tax Account: C 370	SIPE, DOUGLAS C	59105	
Name:	540 LAKE ELMO DR , BILLINGS MT		
Address:	Property Desc: 8006 LAKE ELMO RD		
Legal:	HAPPY HOLLOW SUB 21 1	ASSESSMENT \$	3,405.57
Tax Account: C 396	WILLIAMS, GARY A & SHERYL J	59105	
Name:	1736 LAKE ELMO DR , BILLINGS MT		
Address:	Property Desc: 1736 LAKE ELMO RD		
Legal:	HAPPY HOLLOW SUB 17 6	ASSESSMENT \$	4,720.46
Tax Account: C 397	WEAGEL, RALPH H & DOROTHY A	59105	
Name:	1318 CHERYL ST , BILLINGS MT		
Address:	Property Desc: 1732 LAKE ELMO DR		
Legal:	HAPPY HOLLOW SUB 18 6		

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Tax Account: C 399	ASAY, MAURICE E & MARY M			
Name:	1710 LAKE ELMO RD	, BILLINGS MT	59105	
Address:	Property Desc: 1710 LAKE ELMO RD			
Legal:	HAPPY HOLLOW SUB	21 6		
	ASSESSMENT \$		4,230.85	
Tax Account: C 400	VANDENBURG, MELVIN & BARBARA			
Name:	2241 WABASH PATH	, BILLINGS MT	59105	
Address:	Property Desc: 0 LAKE ELMO DR			
Legal:	HAPPY HOLLOW SUB	22 6		
	ASSESSMENT \$		5,099.54	
Tax Account: C 405	SMITH, GEORGE E & GERTRUDE PEARL			
Name:	1760 LAKE ELMO DR	, BILLINGS MT	59105	
Address:	Property Desc: 1760 LAKE ELMO RD			
Legal:	HAPPY HOLLOW SUB	9 7		
	ASSESSMENT \$		4,212.84	
Tax Account: C 406	RUST, STANLEY & SHARON (JAKKOLA)			
Name:	12758 10TH N W	, SEATTLE WA	98177	
Address:	Property Desc: 1754 LAKE ELMO RD			
Legal:	HAPPY HOLLOW SUB	10 7		
	ASSESSMENT \$		4,230.85	
Tax Account: C 407	RUST, STANLEY & SHARON (JAKKOLA)			
Name:	12758 10TH N W	, SEATTLE WA	98177	
Address:	Property Desc: 1754 LAKE ELMO RD			
Legal:	HAPPY HOLLOW SUB	11 7		
	ASSESSMENT \$		4,792.39	
Tax Account: C 431	HARMON, FRANCES J			
Name:	1804 LAKE ELMO RD	, BILLINGS MT	59105	
Address:	Property Desc: 1804 LAKE ELMO RD			
Legal:	HARMON SUB	1 2		
	ASSESSMENT \$		5,731.93	
Tax Account: C 432	HARMON, FRANCES J			
Name:	1804 LAKE ELMO RD	, BILLINGS MT	59105	
Address:	Property Desc: 0 LAKE ELMO RD			
Legal:	HARMON SUB	2 2		

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Tax Account: C 435	Name: DIAZ, PAUL A & LORILEE A				
Address: 337 LAURIE LANE		BILLINGS MT	59105		
Property Desc: 337 LAURIE LN					
Legal: HARMON SUB	5	2		ASSESSMENT \$	93.44
Tax Account: C 435 1	Name: REAY, BRAD K & TAMERA D				
Address: 331 LAURIE LN		BILLINGS MT	59105		
Property Desc: 331 LAURIE LN					
Legal: HARMON SUB	6	2		ASSESSMENT \$	83.26
Tax Account: C 435 2	Name: BOHREN, FREDRICK DAVID & SUSAN L				
Address: 325 LAURIE LN		BILLINGS MT	59105		
Property Desc: 325 LAURIE LN					
Legal: HARMON SUB	7	2		ASSESSMENT \$	83.26
Tax Account: C 435 3	Name: FYFE, CHARLES F & MICHELLE L				
Address: 319 LAURIE LANE		BILLINGS MT	59105		
Property Desc: 319 LAURIE LN					
Legal: HARMON SUB	8	2		ASSESSMENT \$	83.26
Tax Account: C 435 4	Name: FRIZZELL, D SCOTT & KAREN R				
Address: 315 LAURIE LN		BILLINGS MT	59105		
Property Desc: 315 LAURIE LN					
Legal: HARMON SUB	9	2		ASSESSMENT \$	83.26
Tax Account: C 435 5	Name: ASKIN, DEBBIE J				
Address: 1819 CODY		BILLINGS MT	59105		
Property Desc: 0 LAURIE LN					
Legal: HARMON SUB			E 60"	ASSESSMENT \$	71.37
Tax Account: C 436	Name: ASKIN, DEBBIE J				
Address: 1819 CODY DR		BILLINGS MT	59105		
Property Desc: 1819 CODY DR					
Legal: HARMON SUB					

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Tax Account: C 437 1	Name: MEHLING, STEPHANIE				
Address: 316 MEADOWLARK LN	, BILLINGS MT	59105			
Property Desc: 316 MEADOWLARK LN			14 2		
Legal: HARMON SUB				ASSESSMENT \$	83.26
Tax Account: C 437 2	Name: UECKER, JAMES & MARY G				
Address: 332 MEADOWLARK LANE	, BILLINGS MT	59105			
Property Desc: 322 MEADOWLARK LN			15 2		
Legal: HARMON SUB				ASSESSMENT \$	83.26
Tax Account: C 437 3	Name: TAYLOR, NANCY A				
Address: 328 MEADOWLARK LN	, BILLINGS MT	59105			
Property Desc: 328 MEADOWLARK LN			16 2		
Legal: HARMON SUB				ASSESSMENT \$	83.26
Tax Account: C 437 4	Name: HARMON, FRANCES J				
Address: 1804 LAKE ELMO RD	, BILLINGS MT	59105			
Property Desc: 0 MEADOWLARK LN			17 2		
Legal: HARMON SUB				ASSESSMENT \$	93.96
Tax Account: C 437 5	Name: HARMON, LONNIE R & MARILYN T				
Address: 344 MEADOWLARK LN	, BILLINGS MT	59105			
Property Desc: 0 MEADOWLARK LN			18 2		
Legal: HARMON SUB				ASSESSMENT \$	89.21
Tax Account: C 437 6	Name: HARMON, LONNIE R & MARILYN T				
Address: 344 MEADOWLARK LN	, BILLINGS MT	59105			
Property Desc: 344 MEADOWLARK LN			19 2		
Legal: HARMON SUB				ASSESSMENT \$	89.21
Tax Account: C 438	Name: DIETZ, RAYMOND H & PATRICIA M				
Address: 352 MEADOWLARK LN	, BILLINGS MT	59105			
Property Desc: 352 MEADOWLARK			20 & 21 2		
Legal: HARMON SUB					

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Tax Account: C 1238	SANDERS, TIMOTHY F & TAMARA K	59105	
Name:	2140 LAKE ELMO RD , BILLINGS MT		
Address:			
Property Desc:	2140 LAKE ELMO DR	3 1	
Legal:	MEADOWLARK SUB		ASSESSMENT \$ 6,003.67
Tax Account: C 1239	SHERICK, SARAH BELLE	59105	
Name:	2148 LAKE ELMO , BILLINGS MT		
Address:			
Property Desc:	2148 LAKE ELMO DR	4 1	
Legal:	MEADOWLARK SUB		ASSESSMENT \$ 6,712.78
Tax Account: C 1240	HARMON, FRANCES J	59105	
Name:	1804 LAKE ELMO RD , BILLINGS MT		
Address:			
Property Desc:	0 LAKE ELMO DR	5 1	
Legal:	MEADOWLARK SUB		ASSESSMENT \$ 6,177.48
Tax Account: C 1241	ERICKSON, WALTER E SR & VERA M	59105	
Name:	340 ANGEL LN , BILLINGS MT		
Address:			
Property Desc:	340 ANGEL LN	6 1	
Legal:	MEADOWLARK SUB		ASSESSMENT \$ 6,028.08
Tax Account: C 1248	REICHENBACH, VICTOR D & MAYBELLE J	59105	
Name:	2135 HARMON LN , BILLINGS MT		
Address:			
Property Desc:	0 LAKE ELMO DR	1 2	
Legal:	MEADOWLARK SUB		ASSESSMENT \$ 7,373.83
Tax Account: C 1249	REICHENBACH, VICTOR D & MAYBELLE J	59105	
Name:	2135 HARMON LN , BILLINGS MT		
Address:			
Property Desc:	0 LAKE ELMO DR	2 2	
Legal:	MEADOWLARK SUB		ASSESSMENT \$ 6,453.97
Tax Account: C 1250	SPARTZ, WADE R	59105	
Name:	2018 LAKE ELMO RD , BILLINGS MT		
Address:			
Property Desc:	2018 LAKE ELMO DR	3 2	
Legal:			

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Tax Account: C 1253	REICHENBACH, VICTOR O & MAYBELLE J		
Name:	2135 HARMON LN , BILLINGS MT	59105	
Address:	Property Desc: O LAKE ELMO DR		
Legal:	MEADOWLARK SUB.	6 2	ASSESSMENT \$ 7,284.89
Tax Account: C 1263	HEINE, DOUGLAS L & LISETTE P		
Name:	337 MEADOWLARK LANE , BILLINGS MT	59105	
Address:	Property Desc: 337 MEADOWLARK LN		
Legal:	MEADOWLARK SUB	1 3	ASSESSMENT \$ 7,618.67
Tax Account: C 1264	D'EWART, ROBERT A & JUANITA		
Name:	1912 LAKE ELMO , BILLINGS MT	59105	
Address:	Property Desc: 1912 LAKE ELMO DR		
Legal:	MEADOWLARK SUB	2 3	ASSESSMENT \$ 8,231.20
Tax Account: C 1265	WESTERMARK, JAY W & MARGERY J		
Name:	1920 LAKE ELMO ROAD , BILLINGS MT	59105	
Address:	Property Desc: 1920 LAKE ELMO DR		
Legal:	MEADOWLARK SUB	3 3	ASSESSMENT \$ 6,774.89
Tax Account: C 1266	STOICAN, ROGER G & MARY K		
Name:	915 W MONTANA , LEWISTOWN MT	59457	
Address:	Property Desc: 1928 LAKE ELMO DR		
Legal:	MEADOWLARK SUB	4 3	ASSESSMENT \$ 8,582.09
Tax Account: C 1267	NORWEST CAPITAL MNGMNT & TRUST CO		
Name:	PO BOX 30058 , BILLINGS MT	59117	
Address:	Property Desc: 1934 LAKE ELMO DR		
Legal:	MEADOWLARK SUB	5 3	ASSESSMENT \$ 8,416.34
Tax Account: C 1268	DAVIS, GEORGE L & JEAN		
Name:	1942 LAKE ELMO , BILLINGS MT	59105	
Address:	Property Desc: 1942 LAKE ELMO DR		
Legal:	MEADOWLARK SUB	6 3	

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Tax Account: C 1449			
Name:	TJENSVOLD, JONAS & PEARL		
Address:	2125 LAKE ELMO DR , BILLINGS MT	59105	
Property Desc:	2125 LAKE ELMO DR		
Legal:	SUPERIOR HOMES SUB	7 1	
		ASSESSMENT \$	10,674.85
Tax Account: C 1450			
Name:	DREWRY, MICHELLE R & RUTH E		
Address:	2139 LAKE ELMO DR , BILLINGS MT	59105	
Property Desc:	2139 LAKE ELMO DR		
Legal:	SUPERIOR HOMES SUB	8 1 ***PR	
		ASSESSMENT \$	8,461.60
Tax Account: C 1451			
Name:	KINER, H CRAIG & BAIBA E		
Address:	2207 LAKE ELMO DR , BILLINGS MT	59105	
Property Desc:	2207 LAKE ELMO		
Legal:	SUPERIOR HOMES SUB	9 1	
		ASSESSMENT \$	9,853.73
Tax Account: C 1452			
Name:	ANDERSON, ROBERT L & RUTH		
Address:	2211 LAKE ELMO DR , BILLINGS MT	59105	
Property Desc:	2211 LAKE ELMO DR		
Legal:	SUPERIOR HOMES SUB	10 1	
		ASSESSMENT \$	15,190.36
Tax Account: C 1458			
Name:	ANDERSEN, KERMIT E & ELEANOR R		
Address:	352 W LOUCHS , SHERIDAN WY	82801	
Property Desc:	405 ROXY LN		
Legal:	SUPERIOR HOMES SUB	W 128	
		ASSESSMENT \$	5,743.11
Tax Account: C 1459			
Name:	ANGLE, MELVIN K & ALICE		
Address:	413 ROXY LN , BILLINGS MT	59105	
Property Desc:	413 ROXY LN		
Legal:	SUPERIOR HOMES SUB	W 184	
		ASSESSMENT \$	821.04
Tax Account: C 1460			
Name:	BREITENSTEIN, DENNIS R & APRIL		
Address:	2045 LAKE ELMO DR , BILLINGS MT	59105	
Property Desc:	2045 LAKE ELMO DR		
Legal:	SUPERIOR HOMES SUB S 78' OF N 94' 4 2 (E		

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Tax Account: C 1469 1

Name: CALDERWOOD, PAT & WILLIS
Address: 2001 LAKE ELMO DR , BILLINGS MT 59105
Property Desc: 2001 LAKE ELMO DR
Legal: SUPERIOR HOMES SUB

Tax Account: C 1470

Name: LEE & CO, O E
Address:
Property Desc: 0 ROXY/LAKE ELM
Legal: SUPERIOR HOMES SUB
LOT 4
ASSESSMENT \$ 7,110.78
59103

Tax Account: C 1481 1

Name: MONAHAN, DEBRA LYNN
Address: 1931 LAKE ELMO RD , BILLINGS MT 59105
Property Desc: 1931 LAKE ELMO DR
Legal: SUPERIOR HOMES SUB
ASSESSMENT \$ 14,735.31

Tax Account: C 1481 2

Name: NORWEST CAPITAL MANAGEMENT & TRUST
Address: PO BOX 30058
Property Desc: 1925 LAKE ELMO DR
Legal: SUPERIOR HOMES SUB
N 94"
ASSESSMENT \$ 5,470.07
59117

Tax Account: C 1482

Name: HOUSING AUTHORITY OF BILLINGS
Address: 2415 FIRST AVE NORTH, BILLINGS MT 59101
Property Desc: 1937 LAKE ELMO
Legal: SUPERIOR HOMES SUB
S 94"
ASSESSMENT \$ 5,869.20

Tax Account: C 1483

Name: BURNS, ROBERT D & RUTH S
Address: 1637 SAGEBRUSH RD , BILLINGS MT 59105
Property Desc: 1941 LAKE ELMO
Legal: SUPERIOR HOMES SUB
S 1/2
ASSESSMENT \$ 6,185.82

Tax Account: C 1494

Name: PAUL, LILLIAN
Address: 1008 5TH AVE
Property Desc: 0 JAQUE/LK ELMO DR , HELENA MT 59601
Legal: SUPERIOR HOMES SUB
W 135
ASSESSMENT \$ 5,444.08

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Tax Account: C 1509

FAHN, LARRY J
1805 LAKE ELMO DR
1805 LAKE ELMO RD
SUPERIOR HOMES SUB
BILLINGS MT 59103

Account: C 1510
 Name: LOPEZ, ROBERT J & LORETTA L
 Address: 1827 LAKE ELMO DR
 Property Desc: 1827 LAKE ELMO DR
 Legal: SUPERIOR, BILLINGS MT
 ASSESSMENT \$ 11,000.11
 6 6 59105

ASSESSMENT \$ 11,000.11

59105

Account: C 1570
Name:
Address: WROOT, LORETTA L AND AGEE, LEAH S
Property Desc: 1737 LAKE ELMO , BILLINGS MT
Legal: 1737 LAKE ELMO DR
VISTA HGTS SUB

ASSESSMENT \$ 10,897.56

59105

Account: C 1571
Name:
Address: DECKER, THOMAS J & EDITH F
Property Desc: 1749 LAKE ELMO DR , BILLINGS MT
Legal: 1749 LAKE ELMO DR
VISTA HGTS SUB

ASSESSMENT \$ 4,604.73

59105

Account: C 1572
Name:
Address: KELIM, RONALD D & LORI R
Property Desc: 406 LAURIE ST
Legal: 406 LAURIE LN, BILLINGS M

59107
 & S
 ASSESSMENT \$ 2,675.28

Account: C 1573
Name:
Address: CARTER, PAUL KENT & DIANE E
Property Desc: 1711 LAKE ELMO RD , BILLINGS MT
Legal: 1711 LAKE ELMO DR
VISTA HGTS SUB

ASSESSMENT \$ 4,747.49

59105

Account: C 1574
Name:
Address: DINSMORE, DALE R
Property Desc: 1719 LAKE ELMO DR
Legal: 1719 LAKE ELMO DR
VISTA HGTS SUB S 80 E 1

ASSESSMENT \$ 3,368.34

59105

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EXHIBIT B

CITY OF BILLINGS
LAKE ELMO DRIVE STREET IMPROVEMENTS
WICKS LANE TO ROBERTSON ROAD
Based on Engineer's Estimate

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Tax Account: C 1580 1		
Name:	CITY OF BILLINGS	
Address:	PO BOX 1178	59103
Property Desc:	0 LAKE ELMO DR	
Legal:	LUTHERAN PARK	
Tax Account: D 5235		ASSESSMENT \$ 0.00
Name:	CARLSON, RICHARD A	
Address:	2048 LAKE ELMO DR	59105
Property Desc:	2048 LAKE ELMO DR	
Legal:	** C/S 150 LOT 12 IN SENW4 SEC 15-1N-26E	
Tax Account: D 5236		ASSESSMENT \$ 4,174.35
Name:	ANDERSON, GERALD W & CAROL ANN	
Address:	215 S 28TH ST	59101
Property Desc:	2042 LAKE ELMO DR	
Legal:	** C/S 150 LOT 13 IN SESW4 SEC 15-1N-26E	
Tax Account: D 5237		ASSESSMENT \$ 4,116.69
Name:	REICHENBACH, VICTOR D & MAYBELLE J	
Address:	2135 HARMON LN	59105
Property Desc:	2036 LAKE ELMO DR	
Legal:	** C/S 150 LOT 14 IN SENW4 SEC 15-1N-26E	
Tax Account: D 5238		ASSESSMENT \$ 4,063.48
Name:	REICHENBACH, VICTOR D & MAYBELLE J	
Address:	2135 HARMON LN	59105
Property Desc:	2030 LAKE ELMO DR	
Legal:	** C/S 150 LOT 15 IN SENW4 SEC 15-1N-26E	
Tax Account: Z 123		ASSESSMENT \$ 2,001.11
Name:	CITY OF BILLINGS	
Address:	PO BOX 1178	59103
Property Desc:	0	
Legal:		
		ASSESSMENT \$ 0.00