

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. 09-18899, entitled: **RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1389; 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" was duly adopted by the City Council of the City at a meeting on November 23, 2009 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notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.)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: Ronquillo, Gaghen, Pitman, Brewster, Veis, Ruegamer, McCall, Ulledalen, Astle, Clark; voted against the same: none; were absent: none.

WITNESS my hand officially this 23rd day of November, 2009.

Cari Martin

Cari Martin, City Clerk

RESOLUTION NO. 09-18899

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1389; 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 the construction of Clubhouse Way, as more particularly described in Section 5. The total estimated costs of the Improvements are \$674,964.38. The costs of the Improvements are to be paid from the following sources: (1) \$232,000.00 of Special Improvement District bonds hereinafter described; and (2) \$442,964.38 of cash contribution by Ron Hill, the owner of 36 of the 46 lots in the District, as more particularly described in Sections 6 and 9(f). 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 \$232,000.00. 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.

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. 1389 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 F hereto (which are 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 F 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.

Section 5. General Character of the Improvements. The general character of the Improvements, as shown in Exhibit E, is the construction of curb and gutter, sanitary sewer mains, sanitary sewer services, water mains, water services, and necessary street improvements fronting Lots on Clubhouse Way between Cherry Hills Road and Greenbriar Road. Also included will be the construction of storm drain within Clubhouse Way, Cherry Hills Road, and Gleneagles Boulevard.

Section 6. Engineer and Estimated Cost. The Engineer for this project will be chosen from a list of pre-approved consultants. The City Engineer's Office has estimated that the costs of the Improvements, including all incidental costs, are \$674,964.38.

Section 7. Assessment Methods.

7.1. Property to be Assessed. All properties within the district are to be assessed for the costs of the Improvements, as specified herein. The costs of the Improvements shall be assessed against the property in the District benefiting from the Improvements based on the equal amount methods described in Section 7-12-4162, M.C.A., as particularly applied and set forth in this Section 7.

7.1.1 Equal Amount Method.

Assessment #1 will include the construction of water and water service, sanitary sewer and sanitary sewer services, and street improvements in Clubhouse Way and Cherry Hills Road. The properties to be assessed for these improvements include Lake Hills Subdivision 15th Filing, Block 45, Lot 27, Block 46, Lot 14, Block 19, Lot 8, Block 16, Lots 12 and 13; Lake Hills Subdivision 16th Filing, Block 16, Lots 14, 15, 16, 17, 18, 19, and 20, Block 15, Lots 2, 3, 4, 5, 6, and 7. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, as above-mentioned, the Engineer has determined that each lot, tract, or parcel of land, receiving water, sanitary sewer, and street improvements, shall equally bear the costs of the water, sanitary sewer, and street improvements as set forth in Part III hereto to arrive at an equal cost for the water, sanitary sewer, and street improvements. The total estimated cost of Assessment #1 is \$184,382.67 and shall be assessed against each lot, tract, or parcel of land within the District, as above-mentioned, receiving water, sanitary sewer, and street improvements and not paying a cash contribution, on an equal amount basis based on the bid price to be received. The equal amount assessment is estimated to be \$30,732.11. The remaining parcels within Assessment #1 are owned by Ron Hill, which will be making a cash contribution for their assessment for a total of \$307,846.39.

Assessment #2 will include the construction of storm drain improvements in Clubhouse Way, Gleneagles Boulevard, and Cherry Hills Road. The properties to be assessed for these improvements include Lake Hills Subdivision 15th Filing, Block 45, Lot 27, Block 16, Lots 9-13 Block 17, Lots 14-16; Lake Hills Subdivision 16th Filing, Block 11, Lots 11-16, Block 15, Lots 2-7, Block 16, Lots 3-8, and Lots 14-20, Block 17, Lots 6-13; Lake Hills Subdivision 17th Filing, Block 11, Lots 17 and 18. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, as above-mentioned, the Engineer has determined that each lot, tract, or parcel of land, receiving storm drain improvements, shall equally bear the costs of the storm drain improvements as set forth in Part III hereto to arrive at an equal cost for the storm drain improvements. The total estimated cost of Assessment #2 is \$47,607.33 and shall be assessed against each lot, tract, or parcel of land within the District, as above-mentioned, receiving storm drain improvements and not paying a cash contribution, on an equal amount basis based on the bid price to be received. The equal amount assessment is estimated to be \$4,760.73. The remaining parcels within Assessment #2 are owned by Ron Hill, which will be making a cash contribution for their assessment for a total of \$135,117.99.

7.2. 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 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 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. Further, all owners shall have the opportunity to prepay their assessments prior to sale of the SID bonds.

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 \$232,000.00 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 properties 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) **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 County Assessor for property tax purposes ranges from \$3,853.00 to \$29,112.00, and is set forth in Exhibit F. The average market value is \$5,294.41 with the median being \$4,106.00. 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 value of the lot, parcel, or tract as a result of the construction of the Improvements.

(b) **Diversity of Property Ownership.** There are a total of 46 parcels within the district boundaries. No improvements, public or private, are located on any of the parcels within the District. Thirty-six (36) of these parcels are owned by Ron Hill. The remaining 10 parcels are owned by separate owners.

(c) **Comparison of Special Assessments and Property Taxes and Market Value.** Based on an analysis of the aggregate amount of the proposed, 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, overall, the estimated market value of the lots, tracts, or parcels of land in the District exceeds the sum of special assessments, delinquent property taxes, and current assessments and is set forth in Exhibit F.

(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 46 properties, zero (0) properties were delinquent, and is set forth in Exhibit F.

(e) **The Public Benefit of the Improvements.** The total estimated costs of the Improvements are \$674,964.38. The costs of the Improvements are to be paid from the following sources: (1) \$232,000.00 of Special Improvement District bonds hereinafter described; and (2) \$442,964.38 of cash contribution by Ron Hill, the owner of 36 of the 46 lots in the District. Four of the properties are zone Multi-Family, one property is zoned Community Commercial, five of the properties are zoned Residential 6000, and the remaining properties within the District are zoned Residential 9600. The public improvements contemplated under the terms of this proposed District are required by the City Subdivision, Site Development and Zoning Ordinances in order for the parcels to develop.

(f) **Other Factors.** As previously noted, Ron Hill., owner of 36 of the 46 lots in the District will pay a cash contribution of \$442,964.38 to the project. The cash contribution represents 66 percent of the construction and administrative costs of the Improvements. This condition is necessary to satisfy the City's Special Improvement District Policy regarding raw land subdivision.

As shown on Exhibit F, one property is being assessed for SID 1368 which will be paid off in the year 2021. SID 1368 constructed storm drain improvements serving this property.

Section 10. Reimbursement Expenditures.

10.01. Regulations. The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt

a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

10.02. Prior Expenditures. Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a "de minimus" amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Improvements have been paid by the City before the date 60 days before the date of adoption of this resolution.

10.03. Declaration of Intent. The City reasonably expects to reimburse the expenditures made for costs of the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of \$232,000.00 after the date of payment of all or a portion of the costs of the Improvements. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

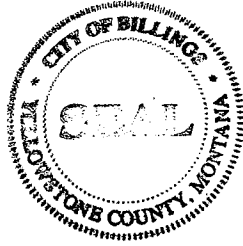
10.04. Budgetary Matters. As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Improvements, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

10.05. Reimbursement Allocations. The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Improvements. Each allocation shall be evidence by an entry on the official books and records of the City maintained for the Bonds or the Improvements and shall specifically identify the actual original expenditure being reimbursed.

Section 11. 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 (December 11, 2009), 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 the 14th day of December 2009, at 6:30 p.m., in the Council Chambers, at 220 North 27th Street, in Billings, Montana.

Section 12. 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 November 26 and December 3, 2009, 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 23rd day of November 2009.

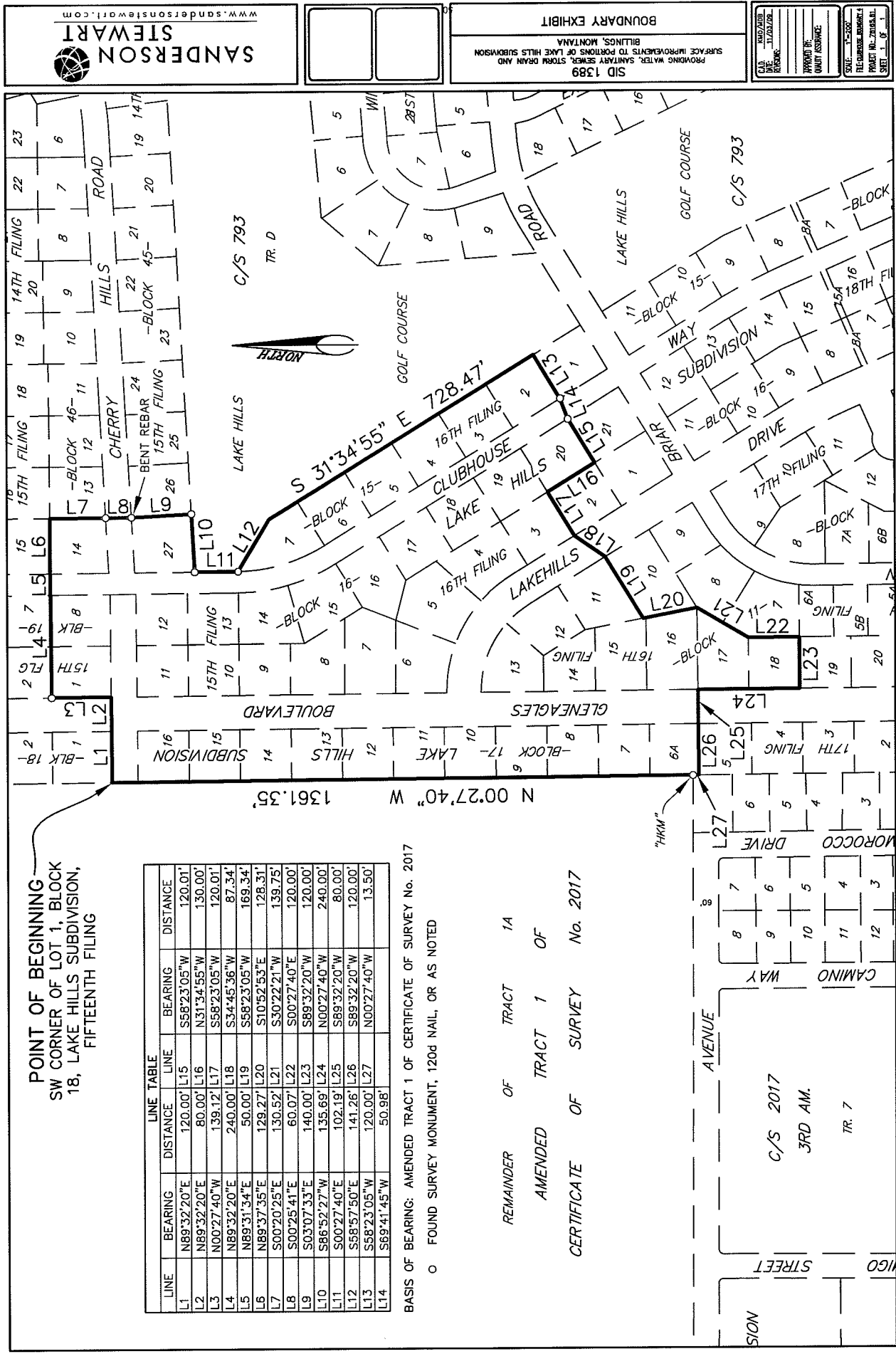


Attest:

By: Cari Martin
Cari Martin, City Clerk

CITY OF BILLINGS

By: [Signature]
for Ron Tussing, Mayor



POINT OF BEGINNING
SW CORNER OF LOT 1, BLOCK
18, LAKE HILLS SUBDIVISION,
FIFTEENTH FILING

LINE TABLE			
LINE	BEARING	DISTANCE	LINE
L1	N89°32'20"E	120.00'	L15
L2	S58°23'05"W	120.01'	L16
L3	N31°34'55"W	130.00'	L17
L4	S58°23'05"W	120.01'	L18
L5	S34°45'36"W	87.34'	L19
L6	N89°32'20"E	240.00'	L20
L7	N89°31'34"E	50.00'	L21
L8	N89°37'35"E	129.27'	L22
L9	S00°20'25"E	130.52'	L23
L10	S00°25'41"E	60.07'	L24
L11	S03°07'33"E	140.00'	L25
L12	S86°52'27"W	135.69'	L26
L13	S00°27'40"E	102.19'	L27
L14	S58°57'50"E	141.26'	L28
L15	S88°23'05"W	120.00'	L29
L16	S89°32'20"W	120.00'	L30
L17	N00°27'40"W	13.50'	L31
L18	S89°41'45"W	50.98'	L32

BASIS OF BEARING: AMENDED TRACT 1 OF CERTIFICATE OF SURVEY No. 2017

○ FOUND SURVEY MONUMENT, 120d NAIL, OR AS NOTED

REMAINDER OF TRACT 14
AMENDED TRACT 1 OF
CERTIFICATE OF SURVEY No. 2017

SID #1389 BOUNDARY DESCRIPTION

A tract of land situated in the NW1/4 of Section 16, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana; said tract being more particularly described as follows, to-wit:

Considering the basis of bearings to be the section line common to the NW1/4 of said Section 16 and the NE1/4 of Section 17 as shown on Amended Tract 1 of Certificate of Survey No. 2017, as recorded in the Office of the Clerk and Recorder of said County, under Document No. 3430743; all adjacent plats being oriented accordingly:

Beginning at a point which is the southwest corner of Lot 1, Block 18 of Lake Hills Subdivision, Fifteenth Filing, as recorded under Document No. 600127; thence, from said Point of Beginning, along the south line of said Lot 1, N89°32'20"E a distance of 120.00 feet to the southeast corner of said Lot 1; said corner also being on the west right-of-way line of Gleneagles Boulevard; thence, crossing said Gleneagles Boulevard right-of-way, N89°32'20"E a distance of 80.00 feet to the southwest corner of Lot 1, Block 19 of said Lake Hills Subdivision, Fifteenth Filing; thence, along the west line of said Lot 1, N00°27'40"W a distance of 139.12 feet to the northwest corner of said Lot 1; thence, along the north lines of said Lot 1 and Lot 8 of said Block 19, N89°32'20"E a distance of 240.00 feet to the northeast corner of said Lot 8; said corner also being on the west right-of-way line of Clubhouse Way; thence, crossing said Clubhouse Way right-of-way, N89°31'34"E a distance of 50.00 feet to the northwest corner of Lot 14, Block 46 of said Lake Hills Subdivision, Fifteenth Filing; thence, along the north line of said Lot 14, N89°37'35"E a distance of 129.27 feet to the northeast corner of said Lot 14; thence, along the east line of said Lot 14, S00°20'25"E a distance of 130.52 feet to the southeast corner of said Lot 14; said corner also being on the north right-of-way line of Cherry Hills Road; thence, crossing said Cherry Hills Road right-of-way, S00°25'41"E a distance of 60.07 feet to the northeast corner of Lot 27, Block 45 of said Lake Hills Subdivision, Fifteenth Filing; thence, along the east line of said Lot 27, S03°07'33"E a distance of 140.00 feet to the southeast corner of said Lot 27; thence, along the south line of said Lot

27, S86°52'27"W a distance of 135.69 feet to the southwest corner of said Lot 27; said corner also being on the east right-of-way line of said Clubhouse Way; thence, along said east right-of-way line, S00°27'40"E a distance of 102.19 feet to the northwest corner of Lot 7, Block 15 of Lake Hills Subdivision, Sixteenth Filing, as recorded under Document No. 612466; thence, along the north line of said Lot 7, S58°57'50"E a distance of 141.26 feet to the northeast corner of said Lot 7; thence, along the easterly lines of said Lot 7 and Lots 2-6 of said Block 15, S 31°34'55" E a distance of 728.47 feet to the southeast corner of said Lot 2, Block 15; thence, along the south line of said Lot 2, S58°23'05"W a distance of 120.00 feet to the southwest corner of said Lot 2; said corner also being on the easterly right-of-way line of Clubhouse Way; thence, crossing said Clubhouse Way right-of-way, S69°41'45"W a distance of 50.98 feet to the southeast corner of Lot 20, Block 16 of said Lake Hills Subdivision, Sixteenth Filing; thence, along the south line of said Lot 20, S58°23'05"W a distance of 120.01 feet to the southwest corner of said Lot 20; thence, along the west line of said Lot 20, N31°34'55"W a distance of 130.00 feet to the northwest corner of said Lot 20; said corner also being the southeast corner of Lot 3 of said Block 16; thence, along the south line of said Lot 3, S58°23'05"W a distance of 120.01 feet to the southwest corner of said Lot 3; said corner also being on the easterly right-of-way line of Lakehills Drive; thence, crossing said Lakehills Drive right-of-way, S34°45'36"W a distance of 87.34 feet to the northeast corner of Lot 10, Block 11 of said Lake Hills Subdivision, Sixteenth Filing; thence, along the north line of said Lot 10, S58°23'05"W a distance of 169.34 feet to the northwest corner of said Lot 10; thence, along the west line of said Lot 10, S10°52'53"E a distance of 128.31 feet to the southwest corner of said Lot 10; said point also being the northeast corner of Lot 17 of said Block 11; thence, along the east line of said Lot 17, S30°22'21"W a distance of 139.75 feet to the northeast corner of Lot 18, Block 11 of said Lake Hills Subdivision, Seventeenth Filing; thence along the east line of said Lot 18, S00°27'40"E a distance of 120.00 feet to the southeast corner of said Lot 18; thence, along the south line of said Lot 18, S89°32'20"W a distance of 120.00 feet to the southwest corner of said Lot 18; said corner also being on the east right-of-way line of Gleneagles Boulevard; thence, along said east right-of-way line, N00°27'40"W a distance of 240.00 feet to the northwest corner of Lot 17 of said Block 11; thence, crossing said Gleneagles Boulevard right-of-way,

S89°32'20"W a distance of 80.00 feet to the southeast corner of Lot 6A, Block 17 of said Lake Hills Subdivision, Sixteenth Filing; thence, along the south line of said Lot 6A, S89°32'20"W a distance of 120.00 feet to the southwest corner of said Lot 6A; thence, along the west line of said Lot 6A, N00°27'40"W a distance of 13.50 feet to the southeast corner of Tract 1A of Amended Tract 1 of Certificate of Survey No. 2017, as recorded under Document No. 3430743; thence, along the east line of said Tract 1A, N 00°27'40" W a distance of 1361.35 feet to the Point of Beginning; said described tract having an area of 23.18 acres, more or less.

RECOMMENDED BONDING COST ANALYSIS

SID 1389 Clubhouse Way

Water, Sanitary Sewer, Storm Drain, and Street Improvements

SID CONSTRUCTION COSTS	\$521,826.36
ADMINISTRATION COSTS	
Engineering Design and Construction Management	\$114,801.80
SUBTOTAL ADMINISTRATION COSTS	\$ 114,801.80
SUBTOTAL PROJECT COSTS	\$ 636,628.16
LESS CONTRIBUTIONS	
Ron Hill	(\$442,964.38)
PROJECT COSTS TO BE APPLIED TO SID	\$ 193,663.78
SID COSTS	
ADMINISTRATION / FINANCE FEES (2.5%)	\$ 5,800.00
ENGINEERING FEE (3.5%)	\$ 8,120.00
SID REVOLVING FUND (5%)	\$ 11,600.00
BOND DISCOUNT FEE (2%)	\$ 4,640.00
ISSUANCE COSTS (3.0%)	\$ 6,960.00
BANK FEES	\$ 1,000.00
ROUND OFF	\$ 216.22
TOTAL BONDING COST	\$ 232,000.00

BONDS AWARDED TO:

INTEREST RATE _____ % DATE BONDS ISSUED: _____

_____ BONDS @ \$ _____ TOTAL ISSUE \$ _____

PREMIUM \$ _____ . BONDS TO BE PAID ANNUALLY COMMENCING JANUARY 1, _____

AND SHALL MATURE JANUARY 1, _____ .

APPROVED THIS _____ DAY OF _____ 20 _____ .

ENGINEER FOR THE DISTRICT

DIRECTOR OF FINANCE

CITY ENGINEER

EXHIBIT C

SID 1389 - Clubhouse Way

ENGINEER'S ESTIMATE OF PROBABLE COST

Water, Sanitary Sewer, Storm Drain, and Street Improvements

This estimate is based on approximate quantities and costs for improvements, complete in-place to serve portions of Lake Hills Subdivision

ALL ITEMS ARE COMPLETE IN-PLACE

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
<u>Sanitary Sewer</u>					
101	1	LS	Mobilization and Insurance (7%)	@ \$6,857.90 / LS =	\$6,857.90
102	2	EA	Remove Stub & Connect to Ex. Sanitary Sewer Manhole	@ \$1,800.00 / EA =	\$3,600.00
103	1	EA	Core & Connect to Ex. Sanitary Sewer Manhole	@ \$2,500.00 / EA =	\$2,500.00
104	6	EA	Basic Sanitary Sewer Manhole	@ \$2,200.00 / EA =	\$13,200.00
105	45.0	VF	Extra Depth Manhole	@ \$95.00 / VF =	\$4,275.00
106	1,305	LF	8-inch SDR-35 PVC Sanitary Sewer Pipe	@ \$35.00 / LF =	\$45,675.00
107	21	EA	6-inch Sanitary Sewer Service	@ \$375.00 / EA =	\$7,875.00
108	735	LF	6-inch SDR-35 PVC Sanitary Sewer Service Pipe	@ \$27.00 / LF =	\$19,845.00
109	1	LS	Traffic Control	@ \$1,000.00 / LS =	\$1,000.00
Subtotal Sanitary Sewer					\$104,827.90
<u>Water</u>					
110	1	LS	Mobilization and Insurance (7%)	@ \$2,852.50 / LS =	\$2,852.50
111	1	EA	8x8x6-inch Tapping Tee and Valve	@ \$2,200.00 / EA =	\$2,200.00
112	1	EA	Fire Hydrant Assembly on Existing 8-inch Main	@ \$4,500.00 / EA =	\$4,500.00
113	2	EA	8-inch Valve on Existing 8-inch Main	@ \$1,300.00 / EA =	\$2,600.00
114	12	EA	3/4 -inch Water Service on Existing 8-inch Main	@ \$1,200.00 / EA =	\$14,400.00
115	330	LF	8-inch Water Main	@ \$35.00 / LF =	\$11,550.00
116	2	EA	8-inch Valve on New 8-inch Main	@ \$1,200.00 / EA =	\$2,400.00
117	2	EA	8-inch Cap	@ \$450.00 / EA =	\$900.00
118	1	EA	Remove Tee and Replace with 8-inch Cross	@ \$1,200.00 / EA =	\$1,200.00
119	1	LS	Traffic Control	@ \$1,000.00 / LS =	\$1,000.00
Subtotal Water					\$43,602.50
<u>Storm Drain</u>					
121	1	LS	Mobilization and Insurance (7%)	@ \$8,197.00 / LS =	\$8,197.00
122	2	EA	60-inch Storm Drain Manhole	@ \$2,500.00 / EA =	\$5,000.00
123	3	EA	72-inch Storm Drain Manhole	@ \$4,000.00 / EA =	\$12,000.00
124	34.0	VF	Extra Depth Manhole	@ \$160.00 / VF =	\$5,440.00
125	300	LF	12-inch Storm Drain Pipe	@ \$32.00 / LF =	\$9,600.00
126	775	LF	18-inch Storm Drain Pipe	@ \$40.00 / LF =	\$31,000.00
127	691	LF	30-inch Storm Drain Pipe	@ \$60.00 / LF =	\$41,460.00
128	9	EA	Type III Inlet	@ \$1,500.00 / EA =	\$13,500.00

129	6	EA	Type III Inlet Covers	@	\$350.00 / EA =	\$2,100.00
130	1	EA	30-inch FETS	@	\$600.00 / EA =	\$600.00
131	1	EA	30-inch Cap	@	\$400.00 / EA =	\$400.00
132	1	LS	Traffic Control	@	\$1,000.00 / LS =	\$1,000.00

Subtotal Storm Drain

\$130,297.00

Streets

148	1	LS	Mobilization and Insurance (7%)	@	\$12,800.20 / LS =	\$12,800.20
149	1	LS	Storm Water Management & Erosion Control	@	\$3,000.00 / LS =	\$3,000.00
150	3,128	CY	Unclassified Excavation - Streets	@	\$6.00 / CY =	\$18,768.00
151	2,275	CY	1 1/2-inch Base Gravel (12-inch Section)	@	\$22.00 / CY =	\$50,050.00
152	5,808	SY	Asphalt Surface Course (3-inch Section)	@	\$11.00 / SY =	\$63,888.00
153	3,047	LF	Curb and Gutter	@	\$10.00 / LF =	\$30,470.00
154	264	SF	Double Gutter	@	\$6.00 / SF =	\$1,584.00
155	4	EA	Curb Turn Fillet	@	\$1,700.00 / EA =	\$6,800.00
156	4	EA	Accessibility Ramp	@	\$350.00 / EA =	\$1,400.00
157	8	EA	Truncated Dome Panel	@	\$125.00 / EA =	\$1,000.00
158	5	EA	Adjust Ex. Water Valve Box To Grade	@	\$150.00 / EA =	\$750.00
159	1	EA	Adjust Ex. Manhole To Grade	@	\$250.00 / EA =	\$250.00
160	3	EA	Monument and Box	@	\$600.00 / EA =	\$1,800.00
161	1	LS	Road Closed and 9-button Delineator Signs with Posts	@	\$1,000.00 / LS =	\$1,000.00
162	1	EA	Street Name Signs with Post	@	\$500.00 / EA =	\$500.00
163	1	LS	Relocate Existing Road Closed Sign and Delineators	@	\$450.00 / LS =	\$450.00
164	1	GL	Yellow Epoxy Curb Paint	@	\$150.00 / GL =	\$150.00
165	1	LS	Traffic Control	@	\$1,000.00 / LS =	\$1,000.00

Subtotal Streets

\$195,660.20

Total Construction Costs

= \$474,387.60

Construction Contingency (10%)

= \$47,438.76

TOTAL CONSTRUCTION & CONTINGENCY

= \$521,826.36

Construction & S.I.D. Administrative Costs

Engineering Design and Construction Management

\$114,801.80

TOTAL ADMINISTRATIVE COSTS

= \$114,801.80

CONSTRUCTION & ADMINISTRATION SUBTOTAL

= \$636,628.16

EXHIBIT C

SID 1389 - Clubhouse Way

ENGINEER'S ESTIMATE OF PROBABLE COST

**ASSESSMENT #1 - WATER, SANITARY SEWER,
AND STREET IMPROVEMENTS**

This estimate is based on approximate quantities and costs for improvements, complete in-place.

ALL ITEMS ARE COMPLETE IN-PLACE

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	Total Cost
<u>Water</u>					
110	1	LS	Mobilization and Insurance (7%)	@ \$2,852.50 / LS =	\$2,852.50
111	1	EA	8x8x6-inch Tapping Tee and Valve	@ \$2,200.00 / EA =	\$2,200.00
112	1	EA	Fire Hydrant Assembly on Existing 8-inch Main	@ \$4,500.00 / EA =	\$4,500.00
113	2	EA	8-inch Valve on Existing 8-inch Main	@ \$1,300.00 / EA =	\$2,600.00
114	12	EA	3/4 -inch Water Service on Existing 8-inch Main	@ \$1,200.00 / EA =	\$14,400.00
115	330	LF	8-inch Water Main	@ \$35.00 / LF =	\$11,550.00
116	2	EA	8-inch Valve on New 8-inch Main	@ \$1,200.00 / EA =	\$2,400.00
117	2	EA	8-inch Cap	@ \$450.00 / EA =	\$900.00
118	1	EA	Remove Tee and Replace with 8-inch Cross	@ \$1,200.00 / EA =	\$1,200.00
119	1	LS	Traffic Control	@ \$1,000.00 / LS =	\$1,000.00
					\$43,602.50
<u>Sanitary Sewer</u>					
101	1	LS	Mobilization and Insurance (7%)	@ \$6,857.90 / LS =	\$6,857.90
102	2	EA	Remove Stub & Connect to Ex. Sanitary Sewer Manhole	@ \$1,800.00 / EA =	\$3,600.00
103	1	EA	Core & Connect to Ex. Sanitary Sewer Manhole	@ \$2,500.00 / EA =	\$2,500.00
104	6	EA	Basic Sanitary Sewer Manhole	@ \$2,200.00 / EA =	\$13,200.00
105	45.0	VF	Extra Depth Manhole	@ \$95.00 / VF =	\$4,275.00
106	1,305	LF	8-inch SDR-35 PVC Sanitary Sewer Pipe	@ \$35.00 / LF =	\$45,675.00
107	21	EA	6-inch Sanitary Sewer Service	@ \$375.00 / EA =	\$7,875.00
108	735	LF	6-inch SDR-35 PVC Sanitary Sewer Service Pipe	@ \$27.00 / LF =	\$19,845.00
109	1	LS	Traffic Control	@ \$1,000.00 / LS =	\$1,000.00
					\$104,827.90
<u>Street</u>					
148	1	LS	Mobilization and Insurance (7%)	@ \$12,800.20 / LS =	\$12,800.20
149	1	LS	Storm Water Management & Erosion Control	@ \$3,000.00 / LS =	\$3,000.00

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	Total Cost
150	3,128	CY	Unclassified Excavation - Streets	@ \$6.00 / CY =	\$18,768.00
151	2,275	CY	1 1/2-inch Base Gravel (12-inch Section)	@ \$22.00 / CY =	\$50,050.00
152	5,808	SY	Asphalt Surface Course (3-inch Section)	@ \$11.00 / SY =	\$63,888.00
153	3,047	LF	Curb and Gutter	@ \$10.00 / LF =	\$30,470.00
154	264	SF	Double Gutter	@ \$6.00 / SF =	\$1,584.00
155	4	EA	Curb Turn Fillet	@ \$1,700.00 / EA =	\$6,800.00
156	4	EA	Accessibility Ramp	@ \$350.00 / EA =	\$1,400.00
157	8	EA	Truncated Dome Panel	@ \$125.00 / EA =	\$1,000.00
158	5	EA	Adjust Ex. Water Valve Box To Grade	@ \$150.00 / EA =	\$750.00
159	1	EA	Adjust Ex. Manhole To Grade	@ \$250.00 / EA =	\$250.00
160	3	EA	Monument and Box	@ \$600.00 / EA =	\$1,800.00
161	1	LS	Road Closed and 9-button Delineator Signs with Posts	@ \$1,000.00 / LS =	\$1,000.00
162	1	EA	Street Name Signs with Post	@ \$500.00 / EA =	\$500.00
163	1	LS	Relocate Existing Road Closed Sign and Delineators	@ \$450.00 / LS =	\$450.00
164	1	GL	Yellow Epoxy Curb Paint	@ \$150.00 / GL =	\$150.00
165	1	LS	Traffic Control	@ \$1,000.00 / LS =	\$1,000.00
					\$195,660.20
Total Construction Cost					\$344,090.60
Contingency					10%
					\$34,409.06
Total Construction Cost Assessment #1					\$378,499.66

EXHIBIT C

SID 1389 - Clubhouse Way

ENGINEER'S ESTIMATE OF PROBABLE COST

ASSESSMENT #2 - STORM DRAIN IMPROVEMENTS

This estimate is based on approximate quantities and costs for improvements, complete in-place.

ALL ITEMS ARE COMPLETE IN-PLACE

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE				Total Cost
<u>Sanitary Sewer</u>								
121	1	LS	Mobilization and Insurance (7%)	@	\$8,197.00 /	LS	=	\$8,197.00
122	2	EA	60-inch Storm Drain Manhole	@	\$2,500.00 /	EA	=	\$5,000.00
122	3	EA	72-inch Storm Drain Manhole	@	\$4,000.00 /	EA	=	\$12,000.00
123	34.0	VF	Extra Depth Manhole	@	\$160.00 /	VF	=	\$5,440.00
124	300	LF	12-inch Storm Drain Pipe	@	\$32.00 /	LF	=	\$9,600.00
125	775	LF	18-inch Storm Drain Pipe	@	\$40.00 /	LF	=	\$31,000.00
126	691	LF	30-inch Storm Drain Pipe	@	\$60.00 /	LF	=	\$41,460.00
127	9	EA	Type III Inlet	@	\$1,500.00 /	EA	=	\$13,500.00
128	6	EA	Type III Inlet Covers	@	\$350.00 /	EA	=	\$2,100.00
129	1	EA	30-inch FETS	@	\$600.00 /	EA	=	\$600.00
130	1	EA	30-inch Cap	@	\$400.00 /	EA	=	\$400.00
131	1	LS	Traffic Control	@	\$1,000.00 /	LS	=	\$1,000.00
								<u>\$130,297.00</u>
Contingency				10%				<u>\$13,029.70</u>
Total Construction Cost Assessment #2								<u>\$143,326.70</u>

EXHIBIT D

SID 1389 - Clubhouse Way

TABLE OF ESTIMATED ASSESSMENTS PER ITEM

CODE #	ASSESSMENT ITEM	RAW CONSTRUCTION COSTS	% OF CONSTRUCTION	CONSTRUCTION/CONTINGENCY	TOTAL THRU CONTINGENCY	SID ENGINEERING COSTS	TOTAL CONSTRUCTION COSTS	TOTAL UNITS PER ITEM	CASH CONTRIBUTION RATE PER UNIT	TOTAL UNITS TO BE ASSESSED PER ITEM	CASH CONTRIBUTION COST	% APPLIED TO COSTS	BOND ADMINISTRATION COSTS	TOTAL THRU ADMINISTRATION COSTS	UNIT COST PER ASSESSMENT
1	ASSESSMENT #1 - WATER, SANITARY SEWER, AND STREET IMPROVEMENTS	\$144,090.60	72.53%	\$34,409.06	\$378,499.66	\$83,269.93	\$461,769.59	18.00	EA \$25,653.87	6.00	\$153,923.20	79.48%	\$30,469.47	\$184,392.67	\$30,732.11
3	ASSESSMENT #2 - STORM DRAIN IMPROVEMENTS	\$130,297.00	27.47%	\$13,029.70	\$143,326.70	\$31,531.87	\$174,858.57	44.00	EA \$3,974.03850	10.00	\$39,740.59	20.52%	\$7,866.75	\$47,607.33	\$4,760.73312
TOTALS		\$174,387.60	100.00%	\$47,438.76	\$221,826.36	\$114,801.80	\$336,628.16				\$193,663.79	100.00%	\$38,336.22	\$232,000.00	\$232,000.00

EXHIBIT E

SID 1389 - Clubhouse Way

PROJECT DESCRIPTION

Special Improvement District No. 1389 shall construct the following improvements to Clubhouse Way between Greenbriar Road to Cherry Hills Road.

- 1) Construction of street, curb, gutter, sanitary sewer, and water improvements.
- 2) Construction of storm drain improvements within Clubhouse Way, Cherry Hills Road, and Gleneagles Blvd.

EXHIBIT F

SID 1389 - Clubhouse Way

Water, Sanitary Sewer, Storm Drain, and Street Improvements

TAX I.D. NUMBER 6-13	PREVIOUS SID #	PREVIOUS SID PAY-OFF	DELINQUENT ASSESSMENT	SID CONTRIBUTION	CASH CONTRIBUTION	SID 1389 ASSESSMENT	SID PAY-OFF + DELINQUENT + SID 1389 ASSESSMENT	ESTIMATED MARKET VALUE	ESTIMATED MARKET VALUE AFTER IMPROVEMENTS
A22189				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22190				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22191				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22192				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$3,853.00	\$33,480.92
A22193				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$3,853.00	\$33,480.92
A22232				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22233				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22234				\$4,760.73	\$0.00	\$4,760.73	\$4,760.73	\$3,853.00	\$8,613.73
A22246				\$0.00	\$25,653.87	\$25,653.87	\$25,653.87	\$4,336.00	\$29,989.87
A22584				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$29,112.00	\$58,739.92
A22598	1368	\$1,880.17		\$0.00	\$25,653.87	\$25,653.87	\$27,534.04	\$26,265.00	\$51,918.87
A22117				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$4,779.00	\$8,753.06
A22118				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$4,076.00	\$8,050.06
A22119				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$4,445.00	\$8,419.06
A22120				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,974.00	\$7,948.06
A22121				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$4,859.00	\$8,833.06
A22122				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$5,421.00	\$9,395.06
A22179				\$35,492.84	\$0.00	\$35,492.84	\$35,492.84	\$4,318.00	\$39,810.84
A22180				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$4,318.00	\$33,945.92
A22181				\$35,492.84	\$0.00	\$35,492.84	\$35,492.84	\$4,318.00	\$39,810.84
A22182				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$4,318.00	\$33,945.92
A22183				\$35,492.84	\$0.00	\$35,492.84	\$35,492.84	\$4,318.00	\$39,810.84
A22184				\$35,492.84	\$0.00	\$35,492.84	\$35,492.84	\$4,586.00	\$40,078.84
A22196				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$4,106.00	\$8,080.06
A22197				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$4,920.00	\$8,894.06
A22198				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$5,625.00	\$9,599.06
A22199				\$4,760.73	\$0.00	\$4,760.73	\$4,760.73	\$4,710.00	\$9,470.73
A22200				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$5,517.00	\$9,491.06
A22201				\$4,760.73	\$0.00	\$4,760.73	\$4,760.73	\$4,567.00	\$9,327.73
A22202				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$4,451.00	\$34,078.92
A22203				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$4,451.00	\$34,078.92
A22204				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$4,845.00	\$34,472.92
A22205				\$35,492.84	\$0.00	\$35,492.84	\$35,492.84	\$4,106.00	\$39,598.84
A22206				\$35,492.84	\$0.00	\$35,492.84	\$35,492.84	\$4,106.00	\$39,598.84
A22207				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$4,106.00	\$33,733.92
A22208				\$0.00	\$29,627.92	\$29,627.92	\$29,627.92	\$4,106.00	\$33,733.92
A22223				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22225				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22226				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22227				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22228				\$4,760.73	\$0.00	\$4,760.73	\$4,760.73	\$3,853.00	\$8,613.73
A22229				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22230				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22231				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
A22123				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$4,983.00	\$8,957.06
A22124				\$0.00	\$3,974.06	\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
AVERAGE		\$1,880.17	#DIV/0!			\$14,673.14	\$14,714.01	\$5,294.41	\$19,367.55
MEDIAN		\$1,880.17	#NUM!			\$3,974.06	\$3,974.06	\$4,106.00	\$9,142.40
LOW		\$1,880.17	\$0.00			\$3,974.06	\$3,974.06	\$3,853.00	\$7,827.06
HIGH		\$1,880.17	\$0.00			\$35,492.84	\$35,492.84	\$29,112.00	\$58,739.92

Note: Delinquent taxes are reported as of
Areas that are shaded represent cash contributions.

**CITY OF BILLINGS, MONTANA
SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART TWO**

				DATA CARDS	PROCESSING COLS
DATE: <u>November 23, 2009</u>					
S.I.D. NUMBER: <u>1389</u>				A&B	2 - 5
S.I.D. DESCRIPTION: <u>Water, Sanitary Sewer, Storm Drain, and</u> <u>Street Improvements for the Extension of Clubhouse Way</u> <u></u> <u></u>				A	6 - 39
YEARS TO BE ASSESSED: <u>15</u>				A	59 - 60
TOTAL S.I.D. AREA: <u>N/A</u>				A	61 - 71
MEASUREMENT: <u>X</u> EA <u></u> SF <u></u> LF					
S.I.D. COSTS: <u>X</u> ESTIMATED PER CONCEPT PLANS <u></u> ESTIMATED PER BID PRICE <u></u> FINAL PER ACTUAL CONSTRUCTION					
S.I.D. MAIN IMPROVEMENT COST: <u>\$232,000.00</u>					
SPECIAL ADDITIONS:					
CODE	Quantity	Unit Cost	Total		
1 Assessment #1	<u>6.00</u>	<u>\$ 30,732.1115</u>	<u>\$ 184,392.67</u>		
2 Assessment #2	<u>10.00</u>	<u>\$ 4,760.7331</u>	<u>\$ 47,607.33</u>		
TOTAL PROJECT COST		=	<u>\$ 232,000.00</u>	A	89 - 96
(ALL COSTS TO INCLUDE PRORATA SHARE OF ADMINISTRATIVE COSTS)					
CITY CENTRAL SUPPORT SERVICES TO COMPLETE					
FIRST YEAR TO BE ASSESSED: <u></u>				A	40 - 41
TYPE ASSESSMENT: <u></u> PENDING <u></u> FINAL				A	42
INTEREST RATE: <u></u>				A	53 - 58
BOND ISSUE DATE: <u></u>				A	73 - 78

PART III

SID 1389 - Clubhouse Way

TABLE OF ESTIMATED ASSESSMENTS PER PROPERTY

SID COSTS:

X	ESTIMATE PER CONCEPT PLANS
	ESTIMATE PER BID PRICES
	FINAL PER ACTUAL CONSTRUCTION

PARCEL	OWNER	SUBDIVISION	BLK	LOT/TRACT	TAX ID. NUMBER 6-13	LOT AREA (SF.)	ASSESSMENT #1 - WATER, SANITARY SEWER, AND STREET IMPROVEMENTS				ASSESSMENT #2 - STORM DRAIN IMPROVEMENTS			
							CODE	QUANTITY	EA	ASSESSED VALUE	CODE	UNIT RATE	ASSESSED QUANTITY	EA
1	Ron Hill	Lake Hills Sub, 15th Filing	16	9	A22189	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00
2	Ron Hill	Lake Hills Sub, 15th Filing	16	10	A22190	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00
3	Ron Hill	Lake Hills Sub, 15th Filing	16	11	A22191	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00
4	Ron Hill	Lake Hills Sub, 15th Filing	16	12	A22192	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00
5	Ron Hill	Lake Hills Sub, 15th Filing	16	13	A22193	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00
6	Ron Hill	Lake Hills Sub, 15th Filing	17	14	A22232	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00
7	Ron Hill	Lake Hills Sub, 15th Filing	17	15	A22233	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00
8	George & Velma Weber	Lake Hills Sub, 15th Filing	17	16	A22234	14,400		0.00	\$0.00	\$0.00	3		1.00	\$4,760.73
9	Ron Hill	Lake Hills Sub, 15th Filing	19	8	A22246	16,694		0.00	\$0.00	\$0.00			0.00	\$0.00
10	Ron Hill	Lake Hills Sub, 15th Filing	45	27	A22584	18,540		0.00	\$0.00	\$0.00			0.00	\$0.00
11	Ron Hill	Lake Hills Sub, 15th Filing	46	14	A22598	17,307		0.00	\$0.00	\$0.00			0.00	\$0.00
12	Ron Hill	Lake Hills Sub, 16th Filing	11	11	A22117	18,798		0.00	\$0.00	\$0.00			0.00	\$0.00
13	Ron Hill	Lake Hills Sub, 16th Filing	11	12	A22118	15,456		0.00	\$0.00	\$0.00			0.00	\$0.00
14	Ron Hill	Lake Hills Sub, 16th Filing	11	13	A22119	17,210		0.00	\$0.00	\$0.00			0.00	\$0.00
15	Ron Hill	Lake Hills Sub, 16th Filing	11	14	A22120	14,975		0.00	\$0.00	\$0.00			0.00	\$0.00
16	Ron Hill	Lake Hills Sub, 16th Filing	11	15	A22121	19,181		0.00	\$0.00	\$0.00			0.00	\$0.00
17	Ron Hill	Lake Hills Sub, 16th Filing	11	16	A22122	21,852		0.00	\$0.00	\$0.00			0.00	\$0.00
18	Schneider Enterprises	Lake Hills Sub, 16th Filing	15	2	A22179	15,600	1	1.00	\$30,732.11	\$30,732.11	3		1.00	\$4,760.73
19	Ron Hill	Lake Hills Sub, 16th Filing	15	3	A22180	15,600		0.00	\$0.00	\$0.00			0.00	\$0.00
20	Brenda George	Lake Hills Sub, 16th Filing	15	4	A22181	15,600	1	1.00	\$30,732.11	\$30,732.11	3		1.00	\$4,760.73
21	Ron Hill	Lake Hills Sub, 16th Filing	15	5	A22182	15,600		0.00	\$0.00	\$0.00			0.00	\$0.00
22	David Hayes	Lake Hills Sub, 16th Filing	15	6	A22183	15,600	1	1.00	\$30,732.11	\$30,732.11	3		1.00	\$4,760.73
23	Ronald Carlson	Lake Hills Sub, 16th Filing	15	7	A22184	16,849	1	1.00	\$30,732.11	\$30,732.11	3		1.00	\$4,760.73
24	Ron Hill	Lake Hills Sub, 16th Filing	16	3	A22196	15,600		0.00	\$0.00	\$0.00			0.00	\$0.00
25	Ron Hill	Lake Hills Sub, 16th Filing	16	4	A22197	19,468		0.00	\$0.00	\$0.00			0.00	\$0.00
26	Ron Hill	Lake Hills Sub, 16th Filing	16	5	A22198	22,817		0.00	\$0.00	\$0.00			0.00	\$0.00
27	Robert Parker	Lake Hills Sub, 16th Filing	16	6	A22199	18,469		0.00	\$0.00	\$0.00	3		1.00	\$4,760.73
28	Ron Hill	Lake Hills Sub, 16th Filing	16	7	A22200	22,305		0.00	\$0.00	\$0.00			0.00	\$0.00
29	Sarkis Balyan	Lake Hills Sub, 16th Filing	16	8	A22201	17,789		0.00	\$0.00	\$0.00	3		1.00	\$4,760.73
30	Ron Hill	Lake Hills Sub, 16th Filing	16	14	A22202	17,239		0.00	\$0.00	\$0.00			0.00	\$0.00
31	Ron Hill	Lake Hills Sub, 16th Filing	16	15	A22203	17,239		0.00	\$0.00	\$0.00			0.00	\$0.00
32	Ron Hill	Lake Hills Sub, 16th Filing	16	16	A22204	19,112		0.00	\$0.00	\$0.00			0.00	\$0.00
33	Schneider Enterprises	Lake Hills Sub, 16th Filing	16	17	A22205	15,600	1	1.00	\$30,732.11	\$30,732.11	3		1.00	\$4,760.73
34	Arnold Second	Lake Hills Sub, 16th Filing	16	18	A22206	15,600	1	1.00	\$30,732.11	\$30,732.11	3		1.00	\$4,760.73
35	Ron Hill	Lake Hills Sub, 16th Filing	16	19	A22207	15,600		0.00	\$0.00	\$0.00			0.00	\$0.00
36	Ron Hill	Lake Hills Sub, 16th Filing	16	20	A22208	15,600		0.00	\$0.00	\$0.00			0.00	\$0.00
37	Ron Hill	Lake Hills Sub, 17th Filing	17	6A	A22223	14,400		0.00	\$0.00	\$0.00			0.00	\$0.00

PART III

SID 1389 - Clubhouse Way

TABLE OF ESTIMATED ASSESSMENTS PER PROPERTY

SID COSTS:

X	ESTIMATE PER CONCEPT PLANS
	ESTIMATE PER BID PRICES
	FINAL PER ACTUAL CONSTRUCTION

PARCEL	OWNER	SUBDIVISION	BLK	LOT/ TRACT	TAX I.D. NUMBER 6-13	LOT AREA (S.F.)	ASSESSMENT #1 - WATER, SANITARY SEWER, AND STREET IMPROVEMENTS			ASSESSMENT #2 - STORM DRAIN IMPROVEMENTS		
							CODE	UNIT RATE	EA	CODE	UNIT RATE	EA
							ASSESSED	QUANTITY	VALUE	ASSESSED	QUANTITY	VALUE
38	Ron Hill	Lake Hills Sub, 16th Filing	17	7	A22225	14,400		0.00	\$0.00		0.00	\$0.00
39	Ron Hill	Lake Hills Sub, 16th Filing	17	8	A22226	14,400		0.00	\$0.00		0.00	\$0.00
40	Ron Hill	Lake Hills Sub, 16th Filing	17	9	A22227	14,400		0.00	\$0.00		0.00	\$0.00
41	Schneider Enterprises	Lake Hills Sub, 16th Filing	17	10	A22228	14,400		0.00	\$0.00	3	1.00	\$4,760.73
42	Ron Hill	Lake Hills Sub, 16th Filing	17	11	A22229	14,400		0.00	\$0.00		0.00	\$0.00
43	Ron Hill	Lake Hills Sub, 16th Filing	17	12	A22230	14,400		0.00	\$0.00		0.00	\$0.00
44	Ron Hill	Lake Hills Sub, 16th Filing	17	13	A22231	14,400		0.00	\$0.00		0.00	\$0.00
45	Ron Hill	Lake Hills Sub, 17th Filing	11	17	A22123	19,769		0.00	\$0.00		0.00	\$0.00
46	Ron Hill	Lake Hills Sub, 17th Filing	11	18	A22124	14,400		0.00	\$0.00		0.00	\$0.00
TOTALS							6	6.00	\$184,392.67	10	10.00	\$47,607.33
Totals												\$232,000.00

PART III

SID 1389 - Clubhouse Way

TABLE OF ESTIMATED ASSESSMENTS PER PROPERTY FOR CASH CONTRIBUTION

SID COSTS:

X ESTIMATE PER CONCEPT PLANS
ESTIMATE PER BID PRICES
FINAL PER ACTUAL CONSTRUCTION

ESTIMATE PER CONCEPT PLANS																	
ESTIMATE PER BID PRICES																	
FINAL PER ACTUAL CONSTRUCTION																	
PARCEL	OWNER	SUBDIVISION	BLK	LOT/ TRACT	TAX ID. NUMBER 6-13	LOT AREA (S.F.)	ASSESSMENT #1 - WATER, SANITARY SEWER, AND STREET IMPROVEMENTS				ASSESSMENT #2 - STORM DRAIN IMPROVEMENTS				TOTAL COST	PRIVATE CONTRACT FEE	TOTAL CONTRIBUTION
							CODE	QUANTITY	ASSESSED VALUE	EA	CODE	QUANTITY	ASSESSED VALUE	EA			
1	Ron Hill	Lake Hills Sub, 15th Filing	16	9	A22189	14,400	0.00	3	\$0.00	\$3,974.06	1.00	3	\$3,974.06	\$147.04	\$4,121.10		
2	Ron Hill	Lake Hills Sub, 15th Filing	16	10	A22190	14,400	0.00	3	\$0.00	\$3,974.06	1.00	3	\$3,974.06	\$147.04	\$4,121.10		
3	Ron Hill	Lake Hills Sub, 15th Filing	16	11	A22191	14,400	0.00	3	\$0.00	\$3,974.06	1.00	3	\$3,974.06	\$147.04	\$4,121.10		
4	Ron Hill	Lake Hills Sub, 15th Filing	16	12	A22192	14,400	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
5	Ron Hill	Lake Hills Sub, 15th Filing	16	13	A22193	14,400	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
6	Ron Hill	Lake Hills Sub, 15th Filing	17	14	A22232	14,400	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10		
7	Ron Hill	Lake Hills Sub, 15th Filing	17	15	A22233	14,400	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10		
8	George & Velma Weber	Lake Hills Sub, 15th Filing	17	16	A22234	14,400	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
9	Ron Hill	Lake Hills Sub, 15th Filing	19	8	A22246	16,694	1.00	1	\$25,653.87	\$0.00	0.00	0.00	\$25,653.87	\$949.19	\$26,603.06	\$0.00	
10	Ron Hill	Lake Hills Sub, 15th Filing	45	27	A22584	18,540	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
11	Ron Hill	Lake Hills Sub, 15th Filing	46	14	A22598	17,307	1.00	1	\$25,653.87	\$0.00	0.00	0.00	\$25,653.87	\$949.19	\$26,603.06	\$0.00	
12	Ron Hill	Lake Hills Sub, 16th Filing	11	11	A22117	18,798	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
13	Ron Hill	Lake Hills Sub, 16th Filing	11	12	A22118	15,456	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
14	Ron Hill	Lake Hills Sub, 16th Filing	11	13	A22119	17,210	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
15	Ron Hill	Lake Hills Sub, 16th Filing	11	14	A22120	14,975	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
16	Ron Hill	Lake Hills Sub, 16th Filing	11	15	A22121	19,181	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
17	Ron Hill	Lake Hills Sub, 16th Filing	11	16	A22122	21,852	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
18	Schneider Enterprises	Lake Hills Sub, 16th Filing	15	2	A22179	15,600	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
19	Ron Hill	Lake Hills Sub, 16th Filing	15	3	A22180	15,600	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
20	Brenda George	Lake Hills Sub, 16th Filing	15	4	A22181	15,600	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
21	Ron Hill	Lake Hills Sub, 16th Filing	15	5	A22182	15,600	1.00	1	\$25,653.87	\$0.00	0.00	0.00	\$25,653.87	\$949.19	\$26,603.06	\$0.00	
22	David Hayes	Lake Hills Sub, 16th Filing	15	6	A22183	15,600	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
23	Ronald Carlson	Lake Hills Sub, 16th Filing	15	7	A22184	16,849	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
24	Ron Hill	Lake Hills Sub, 16th Filing	16	3	A22196	15,600	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
25	Ron Hill	Lake Hills Sub, 16th Filing	16	4	A22197	19,468	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
26	Ron Hill	Lake Hills Sub, 16th Filing	16	5	A22198	22,817	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
27	Robert Parker	Lake Hills Sub, 16th Filing	16	6	A22199	18,469	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
28	Ron Hill	Lake Hills Sub, 16th Filing	16	7	A22200	22,305	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
29	Sarkis Balayan	Lake Hills Sub, 16th Filing	16	8	A22201	17,789	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
30	Ron Hill	Lake Hills Sub, 16th Filing	16	14	A22202	17,239	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
31	Ron Hill	Lake Hills Sub, 16th Filing	16	15	A22203	17,239	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
32	Ron Hill	Lake Hills Sub, 16th Filing	16	16	A22204	19,112	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
33	Schneider Enterprises	Lake Hills Sub, 16th Filing	16	17	A22205	15,600	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
34	Arnold Secord	Lake Hills Sub, 16th Filing	16	18	A22206	15,600	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
35	Ron Hill	Lake Hills Sub, 16th Filing	16	19	A22207	15,600	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
36	Ron Hill	Lake Hills Sub, 16th Filing	16	20	A22208	15,600	1.00	1	\$25,653.87	\$3,974.06	3	1.00	\$3,974.06	\$29,627.92	\$1,096.23	\$30,724.16	
37	Ron Hill	Lake Hills Sub, 17th Filing	17	6A	A22223	14,400	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
38	Ron Hill	Lake Hills Sub, 16th Filing	17	7	A22225	14,400	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
39	Ron Hill	Lake Hills Sub, 16th Filing	17	8	A22226	14,400	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
40	Ron Hill	Lake Hills Sub, 16th Filing	17	9	A22227	14,400	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	
41	Schneider Enterprises	Lake Hills Sub, 16th Filing	17	10	A22228	14,400	0.00	3	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	
42	Ron Hill	Lake Hills Sub, 16th Filing	17	11	A22229	14,400	0.00	3	\$0.00	\$3,974.06	3	1.00	\$3,974.06	\$147.04	\$4,121.10	\$0.00	

PART III

SID 1389 - Clubhouse Way

TABLE OF ESTIMATED ASSESSMENTS PER PROPERTY FOR CASH CONTRIBUTION

SID COSTS:

X	ESTIMATE PER CONCEPT PLANS
	ESTIMATE PER BID PRICES
	FINAL PER ACTUAL CONSTRUCTION

X ESTIMATE PER CONCEPT PLANS																	
ESTIMATE PER BID PRICES																	
FINAL PER ACTUAL CONSTRUCTION																	
PARCEL	OWNER	SUBDIVISION	BLK	LOT/ TRACT	TAX I.D. NUMBER 6-13	LOT AREA (S.F.)	ASSESSMENT #1 - WATER, SANITARY SEWER, AND STREET IMPROVEMENTS				ASSESSMENT #2 - STORM DRAIN IMPROVEMENTS				TOTAL COST	3.70% PRIVATE CONTRACT FEE	TOTAL CONTRIBUTION
							CODE 1		EA	CODE UNIT RATE	CODE UNIT RATE	EA					
							CODE	QUANTITY					CODE	QUANTITY			
43	Ron Hill	Lake Hills Sub. 16th Filing	17	12	A22230	14,400	0.00	\$0.00			1.00	\$3,974.06			\$3,974.06	\$147.04	\$4,121.10
44	Ron Hill	Lake Hills Sub. 16th Filing	17	13	A22231	14,400	0.00	\$0.00			1.00	\$3,974.06			\$3,974.06	\$147.04	\$4,121.10
45	Ron Hill	Lake Hills Sub. 17th Filing	11	17	A22123	19,769	0.00	\$0.00			1.00	\$3,974.06			\$3,974.06	\$147.04	\$4,121.10
46	Ron Hill	Lake Hills Sub. 17th Filing	11	18	A22124	14,400	0.00	\$0.00			1.00	\$3,974.06			\$3,974.06	\$147.04	\$4,121.10
TOTALS							45	12	\$307,846.39		34	\$135,117.99			\$442,964.38	\$16,389.33	\$459,353.71