

## 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. 00-17543, entitled: **"A RESOLUTION RELATING TO W.O. 95-13: 1999 SCHOOL ROUTE IMPROVEMENTS; 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 Council of the City at a meeting on March 13, 2000, 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notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.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: Iverson

WITNESS my hand officially this 13<sup>th</sup> day of March, 2000.



*Colleen R. Schell-Berg*

Deputy City Clerk

Marita Herold, CMC/AAE

CITY CLERK

RESOLUTION NO. 00-17543

A RESOLUTION RELATING TO W.O. 95-13: 1999 SCHOOL ROUTE IMPROVEMENTS; 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 \$190,000.00 as described below:

Construction Costs (w/contingencies)	\$ 158,045.00
Engineering & Administration	\$ 15,805.00
Bond Revolving Fund (5%)	\$ 9,500.00
Bond Discount Costs (3.5%)	\$ 6,650.00
<b>TOTAL ASSESSED COSTS</b>	<b>\$190,000.00</b>

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

<u>Removal and Replacement of:</u>	<u>Unit Price:</u>
Remove and Replace Sidewalk	\$ 4.20/sq. ft.
Remove and Replace Curb Gutter	\$17.00/lin. ft.
Remove and Replace Drive Approach	\$ 5.20/sq. ft.
Remove and Replace Alley Approach	\$ 5.20/sq. ft.
Street Reconstruction	\$20.00/sq. ft.

<u>New Construction:</u>	
New Sidewalk	\$ 3.20/sq. ft.
New Curb and Gutter	\$11.00/lin. ft.
New Drive Approach	\$ 4.20/sq. ft.
New Alley Approach	\$ 4.20/sq. ft.
Street Reconstruction	\$20.00/sq. ft.

The actual cost to be assessed against any benefited property will be determined by the actual amount of work done adjacent to the property.

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. As shown on Exhibit "B", assessments will be levied against 31 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 70-foot lot requiring construction for new sidewalk, appurtenant structures and alley approaches, are \$4,775.63. The average total assessment, including engineering, administrative, and bond costs is estimated to be \$5,431.87, with a high of \$95,601.36, low of \$0.00, and a median of \$1,426.62.

5. **PERIOD OF ASSESSMENT.** 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 benefited 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 \$190,000 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 \$3,457,596.00. The average market value is \$111,535.35, with a high of \$448,157.00, a low of \$22,630.00, and median value of \$87,000.00. The special assessments to be levied against each lot, parcel, or tract are 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 31 total lots, parcels, or tracts in the Project, there are 26 separate owners. 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. One owner, Betty Jo Palo, owns three (3) parcels; one owner, Bernard O. and Brent W. Nelson, owns two (2) parcels; one owner, Herman Fox, owns two (2) parcels; and one owner, C & L Corporation, owns two (2) parcels; all other parcels are under separate individual ownership.
- (c) **Comparison of Special Assessments, Property Taxes and Market Value.** Currently, there is one (1) SID being levied against two (2) parcels in the Project area. The parcel identified by Tax Code A-21122 has a payoff amount of \$3,384.73, and the payoff date for SID 99-04 is 2010. The parcel identified by Tax Code A-26701 has a payoff amount of \$3,991.97, and the payoff date for SID 99-04 is 2010.

As noted in Section 4, the estimated average assessment levied by this project will be \$5,431.87. With an average market value of \$111,535.35, and an average yearly principal payment of \$453 (monthly principal of \$37.72), 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. Further information comparing the total cost (estimate) to the market value for each parcel is listed in Exhibit "E".

(d) Delinquencies. For tax years 1994 through 1998, no parcels were delinquent. This represents a 100% collection rate within the project area and is clearly acceptable.

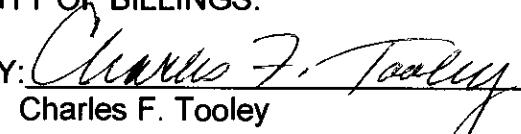
Therefore, given the delinquency history of this Project area, no unusual need for loans from the Revolving Fund would be expected.

(e) The Public Benefit of the Improvements. The subject sections of various City streets are identified as priority school walking routes in the School Sidewalk Improvements Study. This study was previously adopted by the City Council. The main purpose of these improvements is to provide a safe walking surface and area for children walking to and from school. Under currently City policy, the costs of the installation of new curb, gutter, driveway approaches, repairs to existing sidewalk, and 50% of the costs of new sidewalk installation shall be borne by the adjoining property owners. The remaining costs of new sidewalk installation shall be funded by CTEP (Community Transportation Enhancement Project) funding.

8. PUBLIC HEARING. On Monday, April 10, 2000, at 7:30 p.m., in the Council Chambers located on the Second Floor of the Police Facility, 220 North 27<sup>th</sup> 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 March 16 and March 23, 2000, 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 published.

PASSED by the City Council and APPROVED this 13<sup>th</sup> day of March 2000.

CITY OF BILLINGS:

BY:   
Charles F. Tooley

MAYOR

ATTEST:

  
Marita Herold, CMC/AAE      CITY CLERK  
Deputy City Clerk



EXHIBIT A

***W.O. 95-13***  
***LOCATION OF WORK***

**Curb, Gutter, Sidewalk and Street Construction**

North side of Colton Blvd., between Rehberg Ln and 32<sup>nd</sup> St W  
East side of 17<sup>th</sup> St W, between Poly Dr. and Rimrock Rd  
1701 Poly Dr.

**Curb, Gutter and Sidewalk Construction**

3145 Boulder Ave

**School Crossing Modifications**

Intersection of Colton Blvd. and 32<sup>nd</sup> St W  
Intersection of Boulder Ave. and 32<sup>nd</sup> St W

**1999 SCHOOL ROUTE IMPROVEMENTS  
STPE 1099 (16)**

**Ownership Report For WO9513**

Tax Account	Lot Block Subdivision	Alley Approach
Tax Owner		
<b>A18636</b> TULP, FREOA E %JOANN C BACHELLER 3940 RIMROCK RD BILLINGS, MT 59102 2114 REHBERG LN	S 150' OF LOT 1 1 WOLF SUB Legal Description Lot(s) S 150' OF LOT 1 Block 1 WOLF SUB Taxable Sq. Ft. 16,095	N Apr 1 Apr 2 Apr 3 Engineer's Estimate Final Cost \$0.00 \$0.00
<b>A18638 1</b> HALONE, EUGENE & MARIE & GREGORY EUGENE 3019 COLTON #A BILLINGS, MT 59102 3019 COLTON BL	2B & 2C 1 WOLF SUB Legal Description LOT 2B & 2C BLOCK 1 WOLF SUB Taxable Sq. Ft. 40,500	N Apr 1 Apr 2 Apr 3 Engineer's Estimate Final Cost \$3,477.15 \$0.00
<b>A18638 2</b> DAVE PIPER PIPER FAMILY TRUST 3019 COLTON #B BILLINGS, MT 59102 3019 COLTON BL	2B & 2C 1 WOLF SUB Legal Description LOT 2B & 2C BLOCK 1 WOLF SUBDIVISION Taxable Sq. Ft. 40,500	N Apr 1 Apr 2 Apr 3 Engineer's Estimate Final Cost \$3,477.15 \$0.00
<b>A18638 3</b> WANROY, KATHLEEN J 3019 COLTON #C BILLINGS, MT 59102 3019 COLTON BL	2B & 2C 1 WOLF SUB Legal Description LOT 2B & 2C BLOCK 1 WOLF SUBDIVISION Taxable Sq. Ft. 40,500	N Apr 1 Apr 2 Apr 3 Engineer's Estimate Final Cost \$3,477.15 \$0.00
<b>A18638 4</b> THOMAS, BERTHA & GARY R 3019 COLTON #D BILLINGS, MT 59102 3019	2B & 2C Legal Description LOT(S) 2B & 2C BLOCK 1 WOLF SUB Taxable Sq. Ft. 40,500	N Apr 1 Apr 2 Apr 3 Engineer's Estimate Final Cost \$3,477.15 \$0.00

Tax Account		Lot Block Subdivision		Alley Approach	
Tax Owner					
<b>A18640</b>	TAYLOR, JOHN S	3D 1	WOLF SUB Lot(s) 3D Block 1 WOLF Sub	Engineer's Estimate Final Cost	Apr 1 Apr 2 Apr 3
	3025 COLTON #1 BILLINGS, MT 59102 3025 COLTON BL	Legal Description Taxable Sq. Ft.	2,500	\$1,426.62 \$0.00	
<b>A18640 1</b>	KAUTZ, JANET L	3D 1	WOLF SUB LOT 3D BLOCK 1 WOLF SUBDIVISION	Engineer's Estimate Final Cost	Apr 1 Apr 2 Apr 3
	3025 COLTON #1 BILLINGS, MT 59102 3025 COLTON BL	Legal Description Taxable Sq. Ft.	25,000	\$1,426.62 \$0.00	
<b>A18640 2</b>	SNYDER, BETTY L	3D 1	WOLF SUB LOT(S) 3D BLOCK 1 WOLF SUB	Engineer's Estimate Final Cost	Apr 1 Apr 2 Apr 3
	3025 COLTON #1 BILLINGS, MT 59102 3025 COLTON BL	Legal Description Taxable Sq. Ft.	25,000	\$1,426.62 \$0.00	
<b>A18640 3</b>	WOHLERS, WILLIAM J & MARILYN B	3D 1	WOLF SUB LOT(S) 3D BLOCK 1 WOLF SUB	Engineer's Estimate Final Cost	Apr 1 Apr 2 Apr 3
	3025 COLTON #1 BILLINGS, MT 59102 3025 COLTON BL	Legal Description Taxable Sq. Ft.	25,000	\$1,426.62 \$0.00	
<b>A18641 1</b>	C & L CORPORATION	WEST 1/2 OF 3B 1	WOLF SUB W 1/2 OF 3B BLOCK 1 WOLF SUBDIVISION	Engineer's Estimate Final Cost	Apr 1 Apr 2 Apr 3
	1516 9TH ST W BILLINGS, MT 59102 3021 COLTON BL	Legal Description Taxable Sq. Ft.	11,543	\$5,586.86 \$0.00	
<b>A18642</b>	C & L CORPORATION	EAST 1/2 OF LOT 4 1	WOLF SUB E 1/2 OF 4 BLOCK 1 WOLF SUBDIVISION	Engineer's Estimate Final Cost	Apr 1 Apr 2 Apr 3
	4519 HARVEST LN BILLINGS, MT 59106 3034 BOULDER AV	Legal Description Taxable Sq. Ft.	17,888	\$5,586.86 \$0.00	

Tax Account		Lot Block Subdivision	Block Subdivision	alley Approach	
Tax Account	Tax Owner	Legal Description	Taxable Sq. Ft.	Engineer's Estimate	Final Cost
<b>A18643</b>	ERNIE DUTTON	E 1/2 OF LOT 4 1		N	Apr 1 Apr 2 Apr 3
		WOLF SUB			
		E 1/2 OF 4 BLOCK 1 WOLF SUBDIVISION			
		Taxable Sq. Ft.	20,250		
				Engineer's Estimate	\$0.00
				Final Cost	\$0.00
<b>A18646</b>	HAGEN, ROBERT D	5C 1		N	Apr 1 Apr 2 Apr 3
		WOLF SUB			
		LOT 5C BLOCK 1 WOLF SUBDIVISION			
		Taxable Sq. Ft.	8,546		
				Engineer's Estimate	\$5,733.50
				Final Cost	\$0.00
<b>A18646 1</b>	DALLNER, CONSTANCE L & ROGER F TRUST	5D 1		N	Apr 1 Apr 2 Apr 3
		WOLF SUB			
		LOT 5D BLOCK 1 WOLF SUBDIVISION			
		Taxable Sq. Ft.	8,556		
				Engineer's Estimate	\$5,780.90
				Final Cost	\$0.00
<b>A18647</b>	MARIAN ERICKSON	6 1		N	Apr 1 Apr 2 Apr 3
		WOLF SUB			
		LOT 6 BLOCK 1 WOLF SUBDIVISION			
		Taxable Sq. Ft.	40,500		
				Engineer's Estimate	\$0.00
				Final Cost	\$0.00
<b>A18648</b>	PALO, ANDREW W & BETTY JO	7 1		N	Apr 1 Apr 2 Apr 3
		WOLF SUB			
		LOT 7 BLOCK 1 WOLF SUBDIVISION			
		Taxable Sq. Ft.	12,500		
				Engineer's Estimate	\$1,373.65
				Final Cost	\$0.00
<b>A18648 1</b>	HOLMGREN, CAROL LYNN O'CONNELL, KELLY K	7 1		N	Apr 1 Apr 2 Apr 3
		WOLF SUB			
		LOT(S) 7 BLOCK 1 WOLF SUB			
		Taxable Sq. Ft.	12,500		
				Engineer's Estimate	\$1,373.65
				Final Cost	\$0.00

Tax Account		Lot Block Subdivision		Alley Approach	
Tax Account	Tax Owner	Legal Description	LOT(S) / BLOCK 1 WOLF SUB	Engineer's Estimate	\$1,373.65
		Taxable Sq. Ft.	Final Cost		\$0.00
<b>A18648 2</b>	PORTER, JAMES	7 1	WOLF SUB		
3116 BOULDER #3 BILLINGS, MT 59102	3116 BOULDER AV				
<b>A18648 3</b>	HOFF, KONNI	7 1	WOLF SUB		
3116 BOULDER #4 BILLINGS, MT 59102	3116 BOULDER AV				
<b>A18648 4</b>	WADA, JAMES N	7 1	WOLF SUB		
3116 BOULDER #5 BILLINGS, MT 59102	3116 BOULDER AV				
<b>A18648 5</b>	TIPTON, GARY L & ELIZABETH A	7 1	WOLF SUB		
3116 BOULDER #6 BILLINGS, MT 59102	3116 BOULDER AV				
<b>A18648 6</b>	PALO, BETTY JO	7 1	WOLF SUB		
3116 BOULDER #7 BILLINGS, MT 59102	3116 BOULDER AV				
<b>A18648 7</b>	PALO, ANDREW W & BETTY JO	7 1	WOLF SUB		
3116 BOULDER #8 BILLINGS, MT 59102	3116 BOULDER AV				

Tax Account	Tax Owner	Lot Block Subdivision	Alley Approach	Lot Block Subdivision	Alley Approach
<b>A18652</b>	MICHELS, RAY E	S 1/2 OF THE E 50' OF 9 1 WOLF SUB		N	Apr 1 Apr 2 Apr 3
	4736 MICHELS RD LAUREL, MT 59044 3138 BOULOER AV	Legal Description S 1/2 OF E 50' 9 BLOCK 1 WOLF SUB Taxable Sq. Ft. 7,500	Engineer's Estimate Final Cost	\$0.00	
<b>A18653</b>	CONTRERAZ, YVES & RUTH	W 50' OF LOT 9 1 WOLF SUB		N	Apr 1 Apr 2 Apr 3
	12750 SCOTSON LN MOLT, MT 59057 3142 BOULOER AV	Legal Description W 50' LOT 9 BLOCK 1 WOLF SUB Taxable Sq. Ft. 15,000	Engineer's Estimate Final Cost	\$0.00	
<b>A18654 1</b>	HERMAN FOX	S 1/2 OF LOT 10 1 WOLF SUB		N	Apr 1 Apr 2 Apr 3
	3146 1/2 BOULDER AVE BILLINGS, MT 59102 3146 BOULDER AV	Legal Description S 1/2 OF 10 BLOCK 1 WOLF SUB Taxable Sq. Ft. 13,466	Engineer's Estimate Final Cost	\$0.00	
<b>A18654 2</b>	FOX, HERMAN & IRENE H	11B 1 WOLF SUB AMENOEO		N	Apr 1 Apr 2 Apr 3
	3145 BOULDER AV BILLINGS, MT 59102 3145 BOULDER AV	Legal Description LOT(S) 11B BLOCK 1 WOLF SUB AMENDED Taxable Sq. Ft. 13,054	Engineer's Estimate Final Cost	\$4,451.71 \$0.00	
<b>A21122</b>	O & B ENTERPRISES	3 1 ROCKY VILLAGE SUB		N	Apr 1 Apr 2 Apr 3
	1701 POLY OR BILLINGS, MT 59102 1701 POLY DR	Legal Description LOT(S) 3 BLOCK 1 ROCKY VILLAGE SUB Taxable Sq. Ft. 25,600	Engineer's Estimate Final Cost	\$0.00 \$0.00	
<b>A26701</b>	ROCKY MOUNTAIN COLLEGE	4 & 5 4 ROCKY VILLAGE SUB 2NO		N	Apr 1 Apr 2 Apr 3
	1511 POLY DR BILLINGS, MT 59102 1511 POLY DR	Legal Description Lot(s) 4 & 5 Block 4 ROCKY VILLAGE SUB 2 Taxable Sq. Ft. 120,000	Engineer's Estimate Final Cost	\$95,601.36 \$0.00	

		Lot Block Subdivision	Alley Approach
Tax Account	Tax Owner		
<b>A29187</b>	NELSON, BERNARD O & BRENT W	2A 1	Apr 1 Apr 2 Apr 3
	1728 PINECREST RD SPOKANE, WA 99203 3149 COLTON BL	PIONEER SUB LOT(S) 2A BLOCK 1 PIONEER SUB Taxable Sq. Ft. 12,591	Engineer's Estimate Final Cost \$7,595.61 \$0.00
<b>A29189</b>	NELSON, BERNARD O & BRENT W	4A 1	Apr 1 Apr 2 Apr 3
	1728 E. PINECREST RD SPOKANE, WA 99203 3177 COLTON BL	PIONEER SUB LOT 4A BLOCK 1 PIONEER SUBDIVISION Taxable Sq. Ft. 12,591	Engineer's Estimate Final Cost \$7,446.78 \$0.00
<b>Z 123</b>	CITY OF BILLINGS	VARIOUS	
	VARIOUS PROPERTIES BILLINGS, MT 59101 0 VAR	VARIOUS VARIOUS Taxable Sq. Ft. 2,000,000	Engineer's Estimate Final Cost \$0.00 \$0.00

**END OF REPORT**

EXHIBIT C	
Tax Code	Market Value
A26701	\$448,157.00
A18643	\$253,700.00
A18642	\$226,749.00
A18641 1	\$184,500.00
A18646	\$178,100.00
A18646 1	\$178,100.00
A21122	\$151,860.00
A29187	\$140,000.00
A29189	\$140,000.00
A18647	\$100,200.00
A18638 1	\$97,900.00
A18638 4	\$89,400.00
A18638 2	\$88,800.00
A18638 3	\$88,700.00
A18654 2	\$87,000.00
A18654 1	\$86,900.00
A18640	\$66,900.00
A18640 3	\$66,800.00
A18648	\$66,300.00
A18648 2	\$66,300.00
A18648 4	\$66,300.00
A18648 6	\$66,300.00
A18648 7	\$66,300.00
A18648 3	\$66,000.00
A18648 5	\$66,000.00
A18648 1	\$65,800.00
A18653	\$62,400.00
A18636	\$58,800.00
A18640 2	\$56,900.00
A18640 1	\$53,800.00
A18652	\$22,630.00
<b>Total:</b>	<b>\$3,457,596.00</b>
<b>High:</b>	<b>\$448,157.00</b>
<b>Low:</b>	<b>\$22,630.00</b>
<b>Average:</b>	<b>\$111,535.35</b>
<b>Mean:</b>	<b>\$87,000.00</b>

EXHIBIT D	
Tax Code	Estimated Cost
A26701	\$95,601.36
A29187	\$7,595.61
A29189	\$7,446.78
A18646 1	\$5,780.90
A18646	\$5,733.50
A18641 1	\$5,586.86
A18642	\$5,586.86
A18654 2	\$4,451.71
A18638 1	\$3,477.15
A18638 2	\$3,477.15
A18638 3	\$3,477.15
A18638 4	\$3,477.15
A18640	\$1,426.62
A18640 1	\$1,426.62
A18640 2	\$1,426.62
A18640 3	\$1,426.62
A18648	\$1,373.65
A18648 1	\$1,373.65
A18648 2	\$1,373.65
A18648 3	\$1,373.65
A18648 4	\$1,373.65
A18648 5	\$1,373.65
A18648 6	\$1,373.65
A18648 7	\$1,373.65
A18636	\$0.00
A18643	\$0.00
A18647	\$0.00
A18652	\$0.00
A18653	\$0.00
A18654 1	\$0.00
A21122	\$0.00
<b>Total:</b>	<b>\$168,387.86</b>
<b>High:</b>	<b>\$95,601.36</b>
<b>Low:</b>	<b>\$0.00</b>
<b>Average:</b>	<b>\$5,431.87</b>
<b>Mean:</b>	<b>\$1,426.62</b>

EXHIBIT E		
Tax Code	Estimated Cost	Market Value
A18636	\$0.00	\$58,800.00
A18638 1	\$3,477.15	\$97,900.00
A18638 2	\$3,477.15	\$88,800.00
A18638 3	\$3,477.15	\$88,700.00
A18638 4	\$3,477.15	\$89,400.00
A18640	\$1,426.62	\$66,900.00
A18640 1	\$1,426.62	\$53,800.00
A18640 2	\$1,426.62	\$56,900.00
A18640 3	\$1,426.62	\$66,800.00
A18641 1	\$5,586.86	\$184,500.00
A18642	\$5,586.86	\$226,749.00
A18643	\$0.00	\$253,700.00
A18646	\$5,733.50	\$178,100.00
A18646 1	\$5,780.90	\$178,100.00
A18647	\$0.00	\$100,200.00
A18648	\$1,373.65	\$66,300.00
A18648 1	\$1,373.65	\$65,800.00
A18648 2	\$1,373.65	\$66,300.00
A18648 3	\$1,373.65	\$66,000.00
A18648 4	\$1,373.65	\$66,300.00
A18648 5	\$1,373.65	\$66,000.00
A18648 6	\$1,373.65	\$66,300.00
A18648 7	\$1,373.65	\$66,300.00
A18652	\$0.00	\$22,630.00
A18653	\$0.00	\$62,400.00
A18654 1	\$0.00	\$86,900.00
A18654 2	\$4,451.71	\$87,000.00
A21122	\$0.00	\$151,860.00
A26701	\$95,601.36	\$448,157.00
A29187	\$7,595.61	\$140,000.00
A29189	\$7,446.78	\$140,000.00
<b>Totals:</b>	<b>\$168,387.86</b>	<b>\$3,457,596.00</b>