

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. 04-18149, entitled: **RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1371; 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 June 14, 2004, 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notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.)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: Gaghen, Brewster, Ruegamer, Iverson, Boyer, Tooley;
;
voted against the same: McDermott, Clark, Brown, Jones;
;
or were absent: Poppler;

WITNESS my hand officially this 14th day of June, 2004.



Auson Shukler
Marita Herold, CMC City Clerk

Deputy City Clerk

RESOLUTION NO. 04-18149

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1371; 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 sanitary sewer, water, storm drainage, street improvements, signal and street lighting improvements as more particularly described in Section 5. The total estimated cost of the Improvements is \$2,148,297.27. As used herein, the cost of the Improvements shall include the cost of construction and contingency, testing, construction administration, and incidental costs associated with the selling of bonds. The cost of the Improvements is to be paid from the following sources: (1) Special Improvement District bonds hereinafter described in the amount of \$232,000.00 and (2) \$1,916,297.27 of cash contribution by the City of Billings as more particularly described in Section 9.E. It is the intention of this Council to create and establish in the City under Montana Code Annotated, Title 7, Chapter 12, Parts 41 and 42, as amended, a Special Improvement District (the "District") for the purpose of financing costs of the Improvements and paying costs incidental thereto, including costs associated with the sale and the security of Special Improvement District bonds drawn on the District (the "Bonds"), the creation and administration of the District, the funding of a deposit to the City's Special Improvement District Revolving Fund (the "Revolving Fund"). The total estimated costs of the Improvements, including such incidental costs, to be financed by the Bonds are \$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. 1371 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 in 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. Benefitted 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 include the installation of water, sanitary sewer, storm drain, sidewalk, accessible ramps, street improvements, traffic signal, street lighting, and other miscellaneous items and appurtenances in and along Shiloh Road and Rimrock Road fronting Tract 1, Certificate of Survey 1188; Lots 2 and 4, Blue Meadow Acreage Tracts; Tracts 3A and 3D, Amended Lot 3, Blue Meadow Acreage Tracts; Lots 1-6, Amended Lot 1, Blue Meadow Acreage Tracts; Tract A, Certificate of Survey 369 Amended; Tracts A1 and A2, Certificate of Survey 369 3rd Amended; Lots 10-13, Block 1, Monty's Place Subdivision; and Lot 1, Block 1, Missions United Subdivision as more particularly described in Exhibit E.

Section 6. Engineer and Estimated Cost.

The City of Billings Public Works Department – Engineering Division, 510 North Broadway – 4th Floor, Billings, Montana 59101-1156, was the engineer for creation of the District. The Engineer has estimated that the cost of the Improvements, including all incidental costs, is \$2,148,297.27.

Section 7. Assessment Methods.

A. Properties 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 methods described in Section 7-12-4162, M.C.A., as particularly applied and set forth in this Section 7.

1) Assessable Area Method.

Assessment #1 will include street improvements to Shiloh Road from Poly Drive to, and including, Rimrock Road along the frontage of residential properties of Certificate of Survey 1188; Blue Meadow Acreage Tracts; Amended Lot 3, Blue Meadow Acreage Tracts; and the Amended Plat of Lot 1, Blue Meadow Acreage Tracts. The improvement costs shall consist of the full Improvements to be assessed against each lot in the preceding subdivisions of this section for a total of \$73,870.94. The total of \$73,870.94 shall be assessed against each lot, tract, or parcel of land in the preceding subdivisions of this section for that part of the costs of the Improvements that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts, or parcels of land in the preceding subdivisions of this section, exclusive of streets, avenues, and alleys. The total assessable area of lots to be assessed is 64,928 square feet. The costs of the improvements and the incidental costs to be financed by the Bonds assessable to the District parcels per square foot of assessable area are estimated to be \$1.1377. The assessment for each of the parcels for the Improvements is shown on Exhibit F.

Assessment #2 will include street improvements to Shiloh Road from Poly Drive to, and including, Rimrock Road along the frontage of commercial properties in Certificate of Survey 369 Amended and Certificate of Survey 369 Third Amended. The improvement costs shall consist of the full Improvements to be assessed against each lot in the preceding subdivisions of this section for a total of \$127,013.86. The total of \$127,013.86 shall be assessed against each lot, tract, or parcel of land in the preceding subdivisions of this section for that part of the costs of the Improvements that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts, or parcels of land in the preceding subdivisions of this section, exclusive of streets, avenues, and alleys. The total assessable area of lots to be assessed is 209,610.72 square feet. The costs of the improvements and the incidental costs to be financed by the Bonds assessable to the District parcels per square foot of assessable area are estimated to be \$0.6060. The assessment for each of the parcels for the Improvements is shown on Exhibit F.

Assessment #3 will include street improvements to the frontage road north of Rimrock Road, east of 40th Street West, and west of Melrose Lane along the frontage of residential properties in Monty's Place Subdivision. The improvement costs shall consist of the full Improvements to be assessed against each lot in the preceding subdivision of this section for a total of \$13,947.90. The total of \$13,947.90 shall be assessed against each lot, tract, or parcel of land in the preceding subdivision of this section for that part of the costs of the Improvements that the assessable area of such lot, tract or parcel bears to the total assessable area of all lots, tracts, or parcels of land in the preceding subdivision of this section, exclusive of streets, avenues, and alleys. The total assessable area of lots to be assessed is 38,400 square feet. The costs of the improvements and the incidental costs to be financed by the Bonds assessable to the District parcels per square foot of assessable area are estimated to be \$0.3632. The assessment for each of the parcels for the Improvements is shown on Exhibit F.

2) Equal Amount Method.

Assessment #4 will include drive approaches and 6-inch concrete sidewalk at approach locations. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, the Engineer has determined that each lot, tract, or parcel of land, receiving a benefit from the improvements, shall equally bear the costs of the improvements as set forth in Part III hereto to arrive at an equal cost for the improvements. The total estimated cost of Assessment #4 is \$16,482.66 and shall be assessed against each lot, tract, or parcel of land within the District, receiving a benefit from the improvements, on an equal amount basis based on the bid price to be received. The equal amount assessment is estimated to be \$3,296.5313.

Assessment #5 will include storm drain services on the existing storm trunk main. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, the Engineer has determined that each lot, tract, or parcel of land, receiving a benefit from the improvements, shall equally bear the costs of the improvements as set forth in Part III hereto to

this SID is to construct Shiloh Road to a five-lane arterial standard. The total estimated cost of installing these public improvements is \$2,148,297.27 of which the City of Billings is contributing \$1,916,297.27. The public improvements contemplated under the terms of this proposed District are required by the City Subdivision, Site Development, Zoning Ordinances, and existing Subdivision Improvement Agreements in order for the parcels to develop.

Section 10. Reimbursement Expenditures.

A. 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.

B. 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.

C. 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.

D. 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.

E. 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 (July 2, 2004), 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 12th day of July 2004, 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 June 17 and June 24, 2004, 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 14th day of June 2004.



Attest:

Susan Shuller
Marita Herold, CMC City Clerk

Deputy City Clerk

Charles F. Tooley
Charles F. Tooley Mayor

EXHIBIT B
SID 1371 - BOUNDARY DESCRIPTION

Considering the basis of bearings to be those shown on the individual recorded plats and certificates of survey with no adjustments or correction being applied:

Beginning at a point which is the northwest corner of Lot 1, Block 1, Rush Subdivision; thence, along the northerly line of said Lot 1, S88°25'00"E a distance of 113.76-feet to the True Point of Beginning; thence, crossing the right-of-way of Poly Drive, N05°26'26"E a distance of 60.04-feet to the southeast corner of Tract 1 of Certificate of Survey No. 1188;

thence, westerly along the southerly line of said Tract 1 to the southwest corner of said Tract 1; thence, northeasterly along the westerly line of said Tract 1 to the northwest corner of said Tract 1 also being a point on the southerly line of Tract 4 of Blue Meadow Acreage Tracts;

thence, westerly along the southerly line of said Tract 4 to the southwest corner of said Tract 4; thence, northerly along the westerly line of said Tract 4 to the northwest corner of said Tract 4 also being the southwest corner of Tract 3C of the Amended Plat of Lot 3, Blue Meadow Acreage Tracts;

thence, easterly along the southerly line of said Tract 3C to the southeast corner of said Tract 3C also being the southwest corner of Tract 3D of said Amended Plat of Lot 3, Blue Meadow Acreage Tracts; thence, northeasterly along the westerly line of said Tract 3D to the northwesterly corner of said Tract 3D also being a point on the southerly right-of-way line of Vickery Drive; thence, along said right-of-way line, on a non-tangent curve to the left with a radius of 55.00-feet a distance of 68.52-feet ($\Delta = 71^\circ 22' 53''$); thence, along a reverse curve with a radius of 10.00-feet a distance of 9.08-feet ($\Delta = 52^\circ 01' 13''$); thence, S88°22'03"E a distance of 114.40-feet; thence, crossing the right-of-way of Vickery Drive, N00°43'00"E a distance of 60.00-feet; thence, along the northerly right-of-way line of Vickery Drive, N88°22'03"W a distance of 113.12-feet; thence, along a curve to the right with a radius of 10.00-feet a distance of 9.08-feet ($\Delta = 52^\circ 01' 13''$); thence, along a reversing curve to the left with a radius of 55.00-feet a distance of 70.29-feet ($\Delta = 73^\circ 13' 38''$) to the southwesterly corner of Tract 3A of said Amended Plat of Lot 3, Blue Meadow Acreage Tracts; thence, northwesterly along the westerly line of said Tract 3A to the northwest corner of said Tract 3A also being the northeast corner of Tract 3B of said Amended Plat of Lot 3, Blue Meadow Acreage Tracts; thence, westerly along the northerly line of said Tract 3B to the southwest corner of Tract 2 of Blue Meadow Acreage Tracts;

thence, northerly along the westerly lines of said Tract 2 and Tracts 1 and 6 of the Amended Plat of Lot 1, Blue Meadow Acreage Tracts to the northwest corner of said Tract 1 also being a point on the southerly right-of-way of Rimrock Road and the northeast corner of Tract 1-D of the Second Amended Plat of Certificate of Survey No. 674;

thence, along the northerly line of said Tract 1-D, N88°22'00"W a distance of 261.31-feet;

thence, crossing the right-of-way of Rimrock Road, N00°57'33"E a distance of 129.76-feet to a point on the southerly line of Lot 13, Block 1, Palisades Park Subdivision, Fourth Filing;

thence, easterly along the southerly lines of said Lot 13 and Lots 14 and 15, Block 1 of said Palisades Park Subdivision, Fourth Filing to the southeast corner of said Lot 15; thence, northerly along the easterly line of said Lot 15 to the southwest corner of Lot 16, Block 1 of said Palisades Park Subdivision, Fourth Filing; thence, along the southerly line of said Lot 16, S88°24'00"E a distance of 196.50-feet to the southeast corner of Lot 1, Block 2 of Monty's Place Subdivision;

thence, crossing the right-of-way of 40th Street West, S88°24'00"E a distance of 60.00-feet to the southwest corner of Lot 10, Block 1 of said Monty's Place Subdivision; thence, northerly along the westerly line of said Lot 10 to the northwest corner of said Lot 10; thence, easterly along the northerly lines of said Lot 10 and Lots 11-13, Block 1 of said Monty's Place Subdivision to the northeast corner of said Lot 13; thence, southerly along the easterly line of said Lot 13 to the southeast corner of said Lot 13; thence, crossing the right-of-way of Melrose Lane, S88°24'00"E a distance of 50.00-feet to a point on the westerly line of Lot 6, Block 3 of Palisades Park Subdivision, Second Filing;

thence, southerly along the westerly line of said Lot 6 to the southwest corner of said Lot 6; thence, along

the southerly line of said Lot 6, S88°24'00"E a distance of 12.15-feet;

thence, crossing the right-of-way of Rimrock Road, S00°54'17"W a distance of 110.00-feet to a point on the north line of Tract A of Certificate of Survey No. 369 Amended; thence, easterly along the northerly line of said Tract A to the northwest corner of Tract A-3 of Certificate of Survey No. 369 Fourth Amended; thence, southerly along the westerly line of said Tract A-3 to the southwest corner of said Tract A-3; thence, easterly along the southerly line of said Tract A-3 to the southeast corner of said Tract A-3 also being a point on the easterly line of said Tract A; thence, southerly along the easterly line of said Tract A to the southeast corner of said Tract A; thence, S82°17'00"W a distance of 93.49-feet to the northeast corner of Lot 1, Block 1 of Missions United Subdivision;

thence, southerly along the easterly line of said Lot 1 to the southeast corner of said Lot 1; thence, westerly along the southerly line of said Lot 1 to the southwest corner of said Lot 1; thence, westerly, crossing the right-of-way of Shiloh Road, to the northeasterly corner of Lot 1, Block 1, Rush Subdivision; thence, westerly along the northerly line of said Lot 1 to the True Point of Beginning;

Excluding Lots 2 through 5 of the Amended Plat of Lot 1, Blue Meadow Acreage Tracts.

EXHIBIT E

SID 1371 Shiloh Road – Poly Drive to, and including, Rimrock Road

PROJECT DESCRIPTION

Special Improvement District No. 1371 shall construct the following improvements to Shiloh Road from Poly Drive to, and including, Rimrock Road.

Shiloh Road – Poly Drive to Rimrock Road

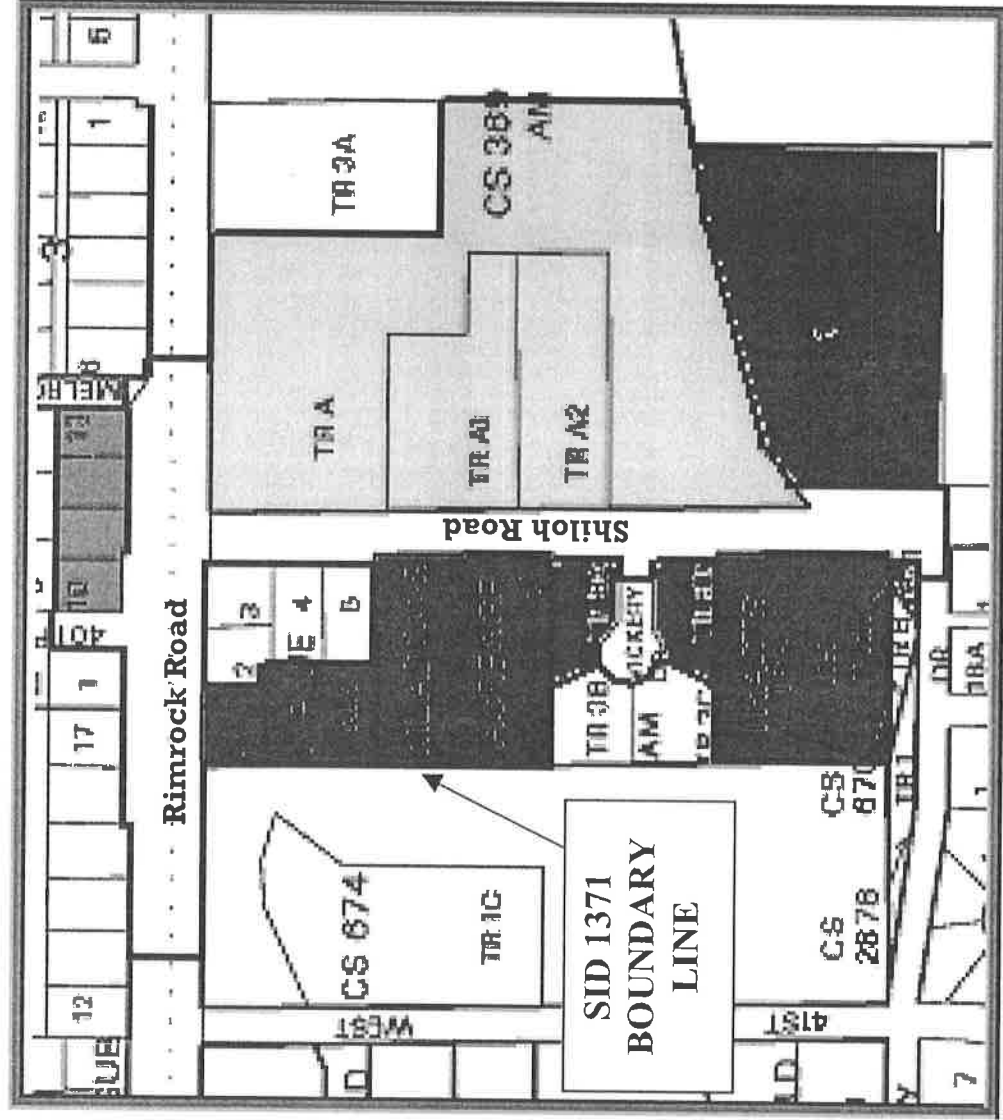
- 1) Construction of street improvements, which shall include storm drain, curb and gutter, sidewalk, drive approaches, street widening, median placement, and realignment of Shiloh Road with 40th Street West.
- 2) Construction of streetlights.
- 3) Construction of a traffic signal at the intersection of Shiloh Road and Rimrock Road.
- 4) Modification of school crossing in the area of the intersection of Poly Drive and Shiloh Road.
- 5) Construction of water main in Shiloh Road north of Poly Drive, including water services along Shiloh Road.
- 6) Construction of sanitary sewer services along Shiloh Road.
- 7) Modification of existing irrigation ditch crossings of Shiloh Road.

Rimrock Road – Melrose Lane to ~400-Feet West of Shiloh Road

- 1) Modification of the Frontage Road north of Rimrock Road, east of 40th Street West, and west of Melrose Lane.
- 2) Construction of street improvements, which shall include curb and gutter, sidewalk, storm drain, and transition widening.

ATTACHMENT A

SID 1371 BOUNDARY MAP



- Commercial Properties
Proposed to be Assessed
- Residential Properties
Proposed to be Assessed
- Frontage Road Properties
Proposed to be Assessed
- Properties Making a Cash
Contribution

EXHIBIT B

SID 1371 - BOUNDARY DESCRIPTION

Considering the basis of bearings to be those shown on the individual recorded plats and certificates of survey with no adjustments or correction being applied:

Beginning at a point which is the northwest corner of Lot 1, Block 1, Rush Subdivision; thence, along the northerly line of said Lot 1, S88°25'00"E a distance of 113.76-feet to the True Point of Beginning; thence, crossing the right-of-way of Poly Drive, N05°26'26"E a distance of 60.04-feet to the southeast corner of Tract 1 of Certificate of Survey No. 1188;

thence, westerly along the southerly line of said Tract 1 to the southwest corner of said Tract 1; thence, northeasterly along the westerly line of said Tract 1 to the northwest corner of said Tract 1 also being a point on the southerly line of Tract 4 of Blue Meadow Acreage Tracts;

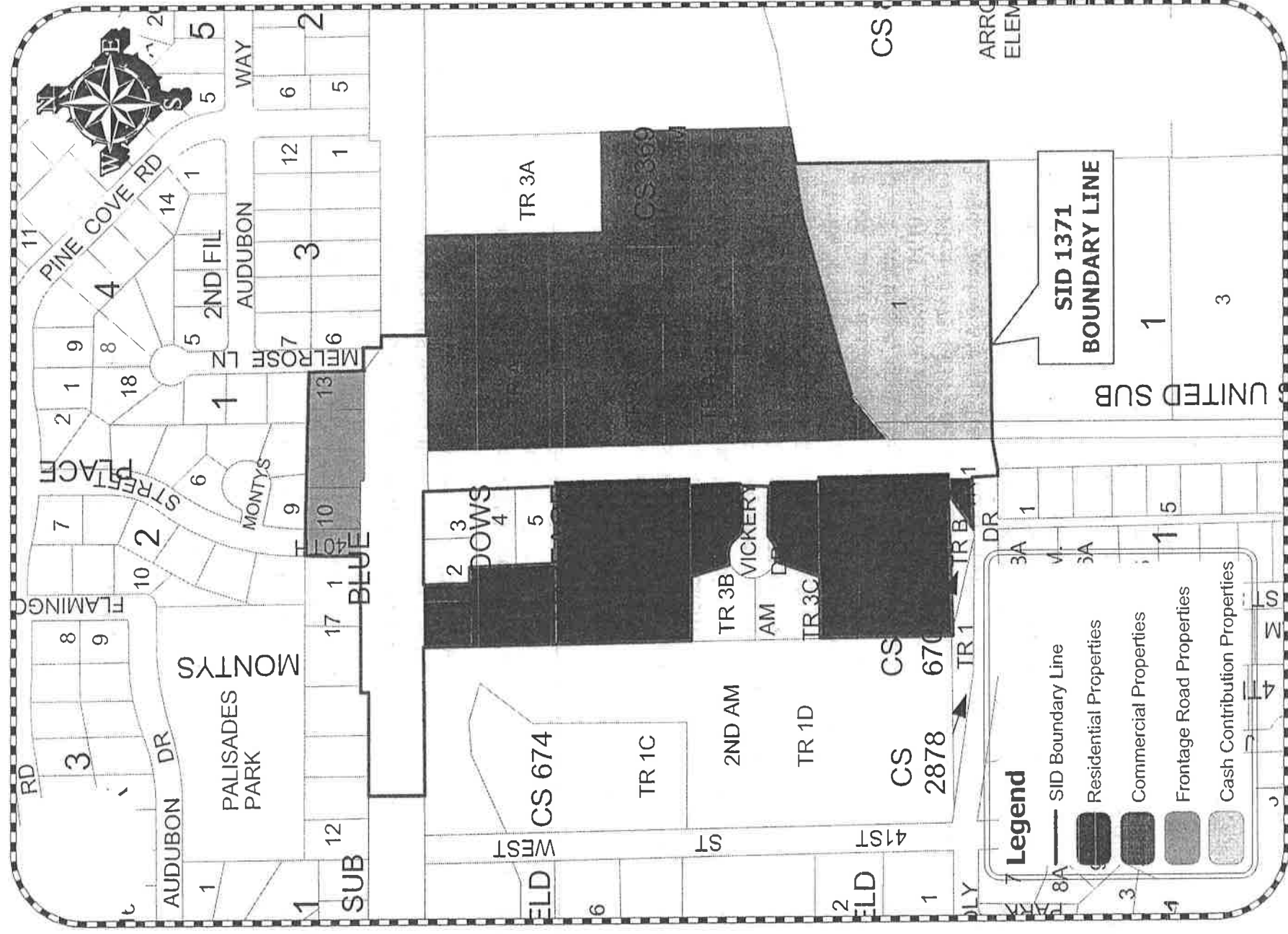
thence, westerly along the southerly line of said Tract 4 to the southwest corner of said Tract 4; thence, northerly along the westerly line of said Tract 4 to the northwest corner of said Tract 4 also being the southwest corner of Tract 3C of the Amended Plat of Lot 3, Blue Meadow Acreage Tracts;

thence, easterly along the southerly line of said Tract 3C to the southeast corner of said Tract 3C also being the southwest corner of Tract 3D of said Amended Plat of Lot 3, Blue Meadow Acreage Tracts; thence, northeasterly along the westerly line of said Tract 3D to the northwesterly corner of said Tract 3D also being a point on the southerly right-of-way line of Vickery Drive; thence, along said right-of-way line, on a non-tangent curve to the left with a radius of 55.00-feet a distance of 68.52-feet ($\Delta=71^{\circ}22'53''$); thence, along a reverse curve with a radius of 10.00-feet a distance of 9.08-feet ($\Delta=52^{\circ}01'13''$); thence, S88°22'03"E a distance of 114.40-feet; thence, crossing the right-of-way of Vickery Drive, N00°43'00"E a distance of 60.00-feet; thence, along the northerly right-of-way line of Vickery Drive, N88°22'03"W a distance of 113.12-feet; thence, along a curve to the right with a radius of 10.00-feet a distance of 9.08-feet ($\Delta=52^{\circ}01'13''$); thence, along a reversing curve to the left with a radius of 55.00-feet a distance of 70.29-feet ($\Delta=73^{\circ}13'38''$) to the southwesterly corner of Tract 3A of said Amended Plat of Lot 3, Blue Meadow Acreage Tracts; thence, northwesterly along the westerly line of said Tract 3A to the northwest corner of said Tract 3A also being the northeast corner of Tract 3B of said Amended Plat of Lot 3, Blue Meadow Acreage Tracts; thence, westerly along the northerly line of said Tract 3B to the southwest corner of Tract 2 of Blue Meadow Acreage Tracts;

thence, northerly along the westerly lines of said Tract 2 and Tracts 1 and 6 of the Amended Plat of Lot 1, Blue Meadow Acreage Tracts to the northwest corner of said Tract 1 also being a point on the southerly right-of-way of Rimrock Road and the northeast corner of Tract 1-D of the Second Amended Plat of Certificate of Survey No. 674;

thence, along the northerly line of said Tract 1-D, N88°22'00"W a distance of 261.31-feet;

EXHIBIT A
SID 1371 - BOUNDARY MAP



thence, crossing the right-of-way of Rimrock Road, N00°57'33"E a distance of 129.76-feet to a point on the southerly line of Lot 13, Block 1, Palisades Park Subdivision, Fourth Filing;

thence, easterly along the southerly lines of said Lot 13 and Lots 14 and 15, Block 1 of said Palisades Park Subdivision, Fourth Filing to the southeast corner of said Lot 15; thence, northerly along the easterly line of said Lot 15 to the southwest corner of Lot 16, Block 1 of said Palisades Park Subdivision, Fourth Filing; thence, along the southerly line of said Lot 16, S88°24'00"E a distance of 196.50-feet to the southeast corner of Lot 1, Block 2 of Monty's Place Subdivision;

thence, crossing the right-of-way of 40th Street West, S88°24'00"E a distance of 60.00-feet to the southwest corner of Lot 10, Block 1 of said Monty's Place Subdivision; thence, northerly along the westerly line of said Lot 10 to the northwest corner of said Lot 10; thence, easterly along the northerly lines of said Lot 10 and Lots 11-13, Block 1 of said Monty's Place Subdivision to the northeast corner of said Lot 13; thence, southerly along the easterly line of said Lot 13 to the southeast corner of said Lot 13; thence, crossing the right-of-way of Melrose Lane, S88°24'00"E a distance of 50.00-feet to a point on the westerly line of Lot 6, Block 3 of Palisades Park Subdivision, Second Filing;

thence, southerly along the westerly line of said Lot 6 to the southwest corner of said Lot 6; thence, along the southerly line of said Lot 6, S88°24'00"E a distance of 12.15-feet;

thence, crossing the right-of-way of Rimrock Road, S00°54'17"W a distance of 110.00-feet to a point on the north line of Tract A of Certificate of Survey No. 369 Amended; thence, easterly along the northerly line of said Tract A to the northwest corner of Tract A-3 of Certificate of Survey No. 369 Fourth Amended; thence, southerly along the westerly line of said Tract A-3 to the southwest corner of said Tract A-3; thence, easterly along the southerly line of said Tract A-3 to the southeast corner of said Tract A-3 also being a point on the easterly line of said Tract A; thence, southerly along the easterly line of said Tract A to the southeast corner of said Tract A; thence, S82°17'00"W a distance of 93.49-feet to the northeast corner of Lot 1, Block 1 of Missions United Subdivision;

thence, southerly along the easterly line of said Lot 1 to the southeast corner of said Lot 1; thence, westerly along the southerly line of said Lot 1 to the southwest corner of said Lot 1; thence, westerly, crossing the right-of-way of Shiloh Road, to the northeasterly corner of Lot 1, Block 1, Rush Subdivision; thence, westerly along the northerly line of said Lot 1 to the True Point of Beginning;

Excluding Lots 2 through 5 of the Amended Plat of Lot 1, Blue Meadow Acreage Tracts.

OPINION OF PROBABLE PROJECT COST
SHILOH ROAD IMPROVEMENTS

SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Water, Sanitary Sewer, Storm Drain, and Street Improvements on Shiloh Road from Poly Drive to, and Including Rimrock Road

Location: Billings, Montana

Document Date: June 7, 2004

Total Improvements

Item No.	Item Description	Quantity		Unit	Price	Total Cost
		Total	Unit			
SCHEDULE I - UTILITIES						
Generals						
101	Mobilization & Insurance (7%)	1.00	LS	\$109,894.41	\$	109,894.41
102	Storm Water Management & Erosion Control	1.00	LS	\$3,000.00	\$	3,000.00
103	Dewatering	1.00	LS	\$50,000.00	\$	50,000.00
104	Traffic Control	1.00	LS	\$60,000.00	\$	60,000.00
Subtotal - Generals					\$	222,894.41
Water						
105	Connect to Existing 12-inch Water Main	2.00	EA	\$1,000.00	\$	2,000.00
106	Connect to Existing 8-inch Water Main	1.00	EA	\$1,000.00	\$	1,000.00
107	Connect to Existing 6-inch Water Main	2.00	EA	\$1,000.00	\$	2,000.00
108	Disconnect Existing 6-inch Water Main From Existing Main & Cap	2.00	EA	\$1,500.00	\$	3,000.00
109	12-inch Water Main	1,547.00	LF	\$38.00	\$	58,786.00
110	8-inch Water Main	248.00	LF	\$30.00	\$	7,440.00
111	12-inch Gate Valve	4.00	EA	\$1,250.00	\$	5,000.00
112	8-inch Gate Valve	3.00	EA	\$800.00	\$	2,400.00
113	6-inch Gate Valve	10.00	EA	\$600.00	\$	6,000.00
114	12x12x12x12-inch Cross	1.00	EA	\$750.00	\$	750.00
115	12-inch Bend	8.00	EA	\$500.00	\$	4,000.00
116	8-inch Bend	2.00	EA	\$400.00	\$	800.00
117	12x12x8-inch Tee	2.00	EA	\$450.00	\$	900.00
118	12x12x6-inch Tee	6.00	EA	\$400.00	\$	2,400.00
119	8x8x6-inch Tee	2.00	EA	\$350.00	\$	700.00
120	12x8-inch Reducer	1.00	EA	\$425.00	\$	425.00
121	8x6-inch Reducer	2.00	EA	\$300.00	\$	600.00
122	Standard Fire Hydrant	6.00	EA	\$1,800.00	\$	10,800.00
123	6-inch Hydrant Pipe	310.00	LF	\$25.00	\$	7,750.00
124	6-inch Water Service Pipe	187.00	LF	\$25.00	\$	4,675.00
125	2-inch Water Service Pipe	20.00	LF	\$20.00	\$	400.00

Estimated Project Cost

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Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
126	1-inch Water Service Pipe	150.00	LF	\$15.00	\$ 2,250.00
127	2-inch Water Service on New Main	1.00	EA	\$400.00	\$ 400.00
128	1-inch Water Service - Type II	3.00	EA	\$300.00	\$ 900.00
129	2-inch Curb Stop & Box	1.00	EA	\$300.00	\$ 300.00
130	1-inch Curb Stop & Box	3.00	EA	\$250.00	\$ 750.00
131	2-inch Rigid Insulation	80.00	SF	\$2.50	\$ 200.00
132	Bentonite Cutoff Wall	2.00	EA	\$800.00	\$ 1,600.00
Subtotal - Water Improvements					\$ 128,226.00
	Sanitary Sewer				
133	6-inch Sanitary Sewer Service on Existing Main	2.00	EA	\$450.00	\$ 900.00
134	6-inch Sanitary Sewer Service Pipe	212.00	LF	\$28.00	\$ 5,936.00
135	6-inch Sanitary Sewer Cap	2.00	EA	\$100.00	\$ 200.00
Subtotal - Sanitary Sewer Improvements					\$ 7,036.00
	Storm Drain				
136	Connect to Existing Storm Drain Manhole	15.00	EA	\$1,000.00	\$ 15,000.00
137	Connect to Existing 42-inch RCP	1.00	EA	\$1,000.00	\$ 1,000.00
138	Connect to Existing 24-inch RCP	1.00	EA	\$750.00	\$ 750.00
139	Connect to Existing 15-inch RCP Culvert	1.00	EA	\$500.00	\$ 500.00
140	42-inch RCP Culvert	112.00	LF	\$125.00	\$ 14,000.00
141	42-inch RCP Bend	1.00	EA	\$850.00	\$ 850.00
142	42-inch RCP FETS with Trash Rack	1.00	EA	\$2,000.00	\$ 2,000.00
143	40x65-inch RCP Arch Culvert	200.00	LF	\$200.00	\$ 40,000.00
144	40x65-inch RCP FETS	2.00	EA	\$1,200.00	\$ 2,400.00
145	40x65-inch RCP FETS Trash Rack	1.00	EA	\$1,000.00	\$ 1,000.00
146	24-inch RCP Culvert	112.00	LF	\$60.00	\$ 6,720.00
147	24-inch RCP FETS	1.00	EA	\$500.00	\$ 500.00
148	18-inch RCP Culvert	48.00	LF	\$50.00	\$ 2,400.00
149	18-inch RCP FETS	1.00	EA	\$400.00	\$ 400.00
150	Relocate Existing Hi-Line Ditch Headgate Structure	1.00	EA	\$2,000.00	\$ 2,000.00
151	Hi-Line Ditch Unloader Structure	1.00	EA	\$5,000.00	\$ 5,000.00
152	15-inch Storm Drain Service on Existing RCP Storm	1.00	EA	\$500.00	\$ 500.00
153	8-inch Storm Drain Service on Existing RCP Storm	1.00	EA	\$900.00	\$ 900.00
154	15-inch Storm Drain Service Pipe	26.00	LF	\$35.00	\$ 910.00
155	12-inch Inlet Pipe	896.00	LF	\$30.00	\$ 26,880.00
156	8-inch Storm Drain Service Pipe	72.00	LF	\$28.00	\$ 2,016.00
157	8-inch Storm Drain Service Cap	1.00	EA	\$100.00	\$ 100.00
158	4-inch PVC Solid Underdrain	138.00	LF	\$10.00	\$ 1,380.00
159	4-inch PVC Perforated Underdrain	480.00	LF	\$10.00	\$ 4,800.00

Estimated Project Cost

6/7/2004

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Item No.	Item Description	Quantity		Unit	Total Cost
		Total	Unit		
160	4-inch PVC irrigation sleeve	750.00	LF	\$15.00	\$ 11,250.00
161	60-inch Storm Drain Manhole	1.00	EA	\$3,200.00	\$ 3,200.00
162	48-inch Storm Drain Manhole	1.00	EA	\$2,200.00	\$ 2,200.00
163	2.7-foot Manhole Barrel Section	3.00	EA	\$600.00	\$ 1,800.00
164	1.3-foot Manhole Barrel Section	2.00	EA	\$500.00	\$ 1,000.00
165	7-inch Manhole Casting	1.00	EA	\$400.00	\$ 400.00
166	4-inch Manhole Casting	1.00	EA	\$350.00	\$ 350.00
167	Installation of Existing Barrel Section	3.00	EA	\$350.00	\$ 1,050.00
168	Type II Storm Drain Inlet	5.00	EA	\$1,200.00	\$ 6,000.00
169	Type III Storm Drain Inlet	17.00	EA	\$1,200.00	\$ 20,400.00
170	Type IV Storm Drain Inlet	3.00	EA	\$1,200.00	\$ 3,600.00
Subtotal - Storm Drain Improvements					\$ 183,256.00
SUBTOTAL: SCHEDULE I - UTILITIES					
SCHEDULE II - STREET IMPROVEMENTS					
201	Remove Existing Asphalt	11,933.00	SY	\$1.50	\$ 17,899.50
202	Clearing and Grubbing	1.00	LS	\$15,000.00	\$ 15,000.00
203	Topsoil Placement	1.00	LS	\$10,000.00	\$ 10,000.00
204	Existing Turf Restoration	1.00	LS	\$5,000.00	\$ 5,000.00
204A	Landscaping	1.00	LS	\$60,000.00	\$ 60,000.00
205	St. John's Sign Relocation	1.00	LS	\$2,000.00	\$ 2,000.00
206	Mailbox Relocation	3.00	EA	\$300.00	\$ 900.00
207	Relocate Existing Tree	6.00	EA	\$500.00	\$ 3,000.00
208	Unclassified Excavation	7,700.00	CY	\$4.50	\$ 34,650.00
209	1 1/2-inch Base Gravel	7,827.00	CY	\$16.00	\$ 125,232.00
210	Asphalt Surface Course	5,682.00	TN	\$30.00	\$ 170,460.00
211	Asphalt Oil (6.5%)	369.30	TN	\$175.00	\$ 64,627.50
212	Standard Curb & Gutter	4,290.00	LF	\$10.00	\$ 42,900.00
213	Type A Median Curb	1,769.00	LF	\$10.00	\$ 17,690.00
214	6-inch Vertical Curb	58.00	LF	\$10.00	\$ 580.00
215	3-foot Double Gutter	69.00	SF	\$6.00	\$ 414.00
216	Curb Return Fillet	46.00	SF	\$6.00	\$ 276.00
217	3-inch Decorative Colored Concrete (In Median, Includes Base)	577.00	SF	\$6.50	\$ 3,750.50
218	6-inch Concrete Approach	1,035.00	SF	\$6.25	\$ 6,468.75
219	6-inch Concrete Walk at Approach	680.00	SF	\$6.25	\$ 4,250.00
220	4-inch Concrete Walk	20,446.00	SF	\$4.75	\$ 97,118.50
221	Handicap Ramp	2,642.00	SF	\$6.25	\$ 16,512.50
222	Four Strand Barb Wire Fence	287.00	LF	\$4.00	\$ 1,148.00
223	16-foot Barb Wire Drop Gate	1.00	EA	\$300.00	\$ 300.00
224	Adjust Manhole to Grade	23.00	EA	\$400.00	\$ 9,200.00

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
225	Adjust Inlet to Grade	24.00	EA	\$400.00	\$ 9,600.00
226	Adjust Valve Box to Grade	24.00	EA	\$350.00	\$ 8,400.00
SUBTOTAL: SCHEDULE II - STREET IMPROVEMENTS					\$ 727,377.25
SCHEDULE III - TRAFFIC SIGNALS, SIGNS, AND STRIPING					
301	Structural Concrete Pole Foundations	30.70	CY	\$750.00	\$ 23,025.00
302	Conduit, 2.0-inch PVC, Trench	1,026.00	LF	\$5.00	\$ 5,130.00
303	Conduit, 1.5-inch PVC, Trench	4,059.00	LF	\$3.50	\$ 14,206.50
304	Pull Box, Concrete Type I	12.00	EA	\$325.00	\$ 3,900.00
305	Pull Box, Concrete Type II	2.00	EA	\$450.00	\$ 900.00
306	Pull Box, Concrete Type III	3.00	EA	\$600.00	\$ 1,800.00
307	Cable, Copper, 12c No. 14AWG	790.00	LF	\$2.00	\$ 1,580.00
308	Cable, Copper, 5c No. 14AWG	995.00	LF	\$1.25	\$ 1,243.75
309	Cable, Copper, 3c No. 14AWG (PPB)	625.00	LF	\$0.75	\$ 468.75
310	Cable, Copper, 3c No. 14AWG (Opticom)	330.00	LF	\$0.75	\$ 247.50
311	Cable, Copper, 3c No. 14AWG (Beacon)	1,625.00	LF	\$0.75	\$ 1,218.75
312	Cable, Copper, 3c No. 14AWG (P.E.C.)	340.00	LF	\$0.85	\$ 289.00
313	Cable, Copper, Coax, 50 OHM, 3/8-inch (Yagi Antenna)	210.00	LF	\$8.15	\$ 1,711.50
314	Conductor, Copper, #10 AWG, Lighting & Ground	4,423.00	LF	\$0.45	\$ 1,990.35
315	Conductor, Copper, #8 AWG	1,724.00	LF	\$0.45	\$ 775.80
316	Conductor, Copper, #6 AWG	3,534.00	LF	\$0.65	\$ 2,297.10
317	Signal Std. Type 1-100	1.00	EA	\$854.00	\$ 854.00
318	Advanced Signal Flasher Assembly	1.00	EA	\$2,000.00	\$ 2,000.00
319	School Crossing Beacon Assembly - Type 2A (Overhead Mount w/Control)	1.00	EA	\$6,100.00	\$ 6,100.00
320	School Crossing Beacon Assembly - Type 2A (Overhead Mount)	1.00	EA	\$4,880.00	\$ 4,880.00
321	Signal Std. w/45-foot Mast. (Type 3A)	1.00	EA	\$7,320.00	\$ 7,320.00
322	Signal Std. w/40-foot Mast & 15-foot Lumin. Mast - 35-foot Mount (Type 3A)	2.00	EA	\$7,930.00	\$ 15,860.00
323	Signal Std. w/40-foot Mast. (Type 2A) w/Internal Illuminated Signs	1.00	EA	\$8,540.00	\$ 8,540.00
324	Signal Std. w/55-foot Mast. (Type 2A)	1.00	EA	\$7,930.00	\$ 7,930.00
325	Light Std. W/18-foot Lumin Mast - 40-foot Mount. (Angle)	12.00	EA	\$2,806.00	\$ 33,672.00
326	Light Std. - 27-foot Mount. (Median)	5.00	EA	\$2,074.00	\$ 10,370.00
327	Controller Cabinet Pedestal (Type "P")	1.00	EA	\$1,200.00	\$ 1,200.00
328	Install Controller Cabinet (Type P) & Terminate Field Wiring	1.00	EA	\$1,000.00	\$ 1,000.00
329	Install Emergency Preemption Detector System & Terminate	2.00	EA	\$500.00	\$ 1,000.00

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
330	Luminaire, 150w HPS, medium - cutoff/Type III (Median)	10.00	EA	\$400.00	\$ 4,000.00
331	Luminaire, 250w HPS, medium-cutoff/Type III (Flat Glass)	22.00	EA	\$325.00	\$ 7,150.00
332	12x12x12-inch Traffic Signal Ind.	10.00	EA	\$1,100.00	\$ 11,000.00
333	12x12x12-inch Traffic Signal Ind.	3.00	EA	\$1,400.00	\$ 4,200.00
334	Pedestrian Signal Ind., 12-inch Symbols Internally Illuminated Signs - Mast Arm Mounted	8.00	EA	\$800.00	\$ 6,400.00
335		3.00	EA	\$1,000.00	\$ 3,000.00
336	Detector - Video	4.00	EA	\$9,500.00	\$ 38,000.00
337	Yagi Antenna	1.00	EA	\$750.00	\$ 750.00
338	Type C - Power Supply	3.00	EA	\$2,000.00	\$ 6,000.00
339	Pedestrian Push Buttons	8.00	EA	\$250.00	\$ 2,000.00
340	Remove Signs & Salvage	20.00	EA	\$45.00	\$ 900.00
341	Signs-Sheet Alum.- Engineer Grade	8.00	SF	\$27.00	\$ 216.00
342	Signs-Sheet Alum.- High Intensity Posts- 2-inch Tubular Steel (Square Perforated, Includes Anchor)	290.50	SF	\$27.00	\$ 7,843.50
343		600.00	LB	\$5.00	\$ 3,000.00
344	Posts- 2.5-inch Tubular Steel (Square Perforated, Includes Anchor)	1,286.00	LB	\$7.00	\$ 9,002.00
345	Square Tubular Slipbase Breakaway Device - 3-inch	9.00	EA	\$580.00	\$ 5,220.00
346	Delineator - Design A	8.00	EA	\$45.00	\$ 360.00
347	Flexible Surface Mount Delineator	11.00	EA	\$75.00	\$ 825.00
348	Striping- White Thermoplastic 12-inch - 400 mil (Grooved)	572.00	LF	\$8.00	\$ 4,576.00
349	Striping- White Thermoplastic 24-inch - 400 mil (Grooved)	263.00	LF	\$16.00	\$ 4,208.00
350	Striping- White Thermoplastic Words & Symbols - 400 mil (Grooved)	983.00	SF	\$15.00	\$ 14,745.00
351	Striping - Epoxy Paint	60.00	GAL	\$75.00	\$ 4,500.00
352	Curb Marking Paint - Yellow	5.00	GAL	\$45.00	\$ 225.00
353	Obliterate Pavement Markings Paint (4-inch Equivalent)	1,500.00	LF	\$1.00	\$ 1,500.00
SUBTOTAL, SCHEDULE III - TRAFFIC SIGNAL, SIGNS, & STRIPING					\$ 301,130.50
TOTAL ESTIMATED PROJECT COST					\$ 1,569,920.16
Construction Contingency (7%)					\$ 110,000.00
Additional Engineering Design (8%)					\$ 134,500.00
Construction Administration Costs					
Construction Administration and Inspection (15%)					\$ 252,000.00
Quality Assurance Testing (12% of Construction Administration)					\$ 30,500.00
TOTAL ESTIMATED PROJECT COST: CONSTRUCTION, CONTINGENCY, AND ADMINISTRATION					\$ 2,096,920.16

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
	Available City Funds				
	Gas Tax Funds				\$1,400,000.00
	Storm Drain Funds				\$200,000.00
	Public Works - Belknap Utility Repair Funds				\$420,000.00
	Developer Contributions				
	Total Available Developer Contributions (Excluding Portion of Missions United Subdivision Utility & Street Contribution)				\$82,877.04
	TOTAL AVAILABLE BUDGET				\$2,102,877.04
	SID FUNDING (LESS ADMINISTRATION COSTS)				\$ 193,983.43
	REMAINING FUNDS				\$199,940.31

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST
FOR PROPOSED SHILOH ROAD CONSTRUCTION

SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Utility and Street Improvements

Location: Billings, Montana

Document Date: June 7, 2004

Assessment #1 - Curb, Gutter, Concrete Walk, and Street Improvements (Residential)

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
	Standard Curb and Gutter	904.18	LF	\$10.00	\$ 9,041.80
	4-inch Concrete Walk				
	5-foot width only (excess by City)	4,520.90	SF	\$4.75	\$ 21,474.28
	1-1/2"-Minus Crushed Base Course	520.46	CY	\$16.00	\$ 8,327.39
	Asphalt Surface Course	372.97	TN	\$30.00	\$ 11,189.23
	Asphalt Oil (6%)	22.38	TN	\$175.00	\$ 3,916.23
RAW CONSTRUCTION COSTS					
	% Share of Total SID Construction				\$ 53,948.92
	Share of Mobilization/Demobilization, Taxes, Bonds, and Insurance				\$ 31.84%
					\$ 3,776.42
SUBTOTAL					\$ 57,725.34
	Share of SID Construction Contingency				\$4,040.77
SUBTOTAL THRU CONTINGENCY					\$ 61,766.12
	Share of SID Posting and Bonding Costs				\$ 20.06
TOTAL CONSTRUCTION COSTS					\$61,786.18
	Total Units for Assessment #1	64,928.00	SF		
	Cash Contribution Rate Per Unit (not including 2.5% Private Contract Fee)	\$0.95	SF		
	Total Units to be Assessed for Assessment #1	64,928.00	SF		
	% Share of SID Administration Costs				31.84%
	Share of SID Administration Costs				\$12,084.77
TOTAL THRU ADMINISTRATION COSTS					\$73,870.94
UNIT COST PER ASSESSMENT		\$1.1377	PER	SF	

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST
FOR PROPOSED SHILOH ROAD CONSTRUCTION

SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Utility and Street Improvements

Location: Billings, Montana

Document Date:

June 7, 2004

Assessment #2 - Curb, Gutter, Concrete Walk, and Street Improvements (Commercial)

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
	Standard Curb and Gutter	1,352.08	LF	\$10.00	\$ 13,520.80
	4-inch Concrete Walk				
	5-foot width only (excess by City)	6,760.40	SF	\$4.75	\$ 32,111.90
	1-1/2" Minus Crushed Base Course	1,020.32	CY	\$16.00	\$ 16,325.11
	Asphalt Surface Course	760.55	TN	\$30.00	\$ 22,816.35
	Asphalt Oil (6%)	45.63	TN	\$175.00	\$ 7,985.72
RAW CONSTRUCTION COSTS					
	% Share of Total SID Construction				\$ 92,759.89
					54.75%
	Share of Mobilization/Demobilization, Taxes, Bonds, and Insurance				\$ 6,493.19
SUBTOTAL					
					\$ 99,253.08
	Share of SID Construction Contingency				\$6,947.72
SUBTOTAL THRU CONTINGENCY					
					\$ 106,200.79
	Share of SID Posting and Bonding Costs				\$ 34.49
TOTAL CONSTRUCTION COSTS					
					\$ 106,235.28
	Total Units for Assessment #2	209,610.72	SF		
	Cash Contribution Rate Per Unit (not including 2.5% Private Contract Fee)	\$0.51	SF		
	Total Units to be Assessed for Assessment #2	209,610.72	SF		
	% Share of SID Administration Costs				54.75%
	Share of SID Administration Costs				\$20,778.58
TOTAL THRU ADMINISTRATION COSTS					
					\$127,013.86
UNIT COST PER ASSESSMENT			\$0.6060	PER	SF

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST
FOR PROPOSED SHILOH ROAD CONSTRUCTION

SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Utility and Street Improvements

Location: Billings, Montana

Document Date:

June 7, 2004

Assessment #3 - Frontage Road Improvements (Monty's Place Sub)

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
	Standard Curb & Gutter	339.00	LF	\$10.00	\$3,051.00
	4-inch Concrete Walk	1,390.00	SF	\$4.75	\$5,560.00
	3-foot Double Gutter	12.00	SF	\$6.00	\$54.00
	Curb Return Fillet	36.00	SF	\$6.00	\$180.00
	1-1/2"-Minus Crushed Base Course	8.83	CY	\$16.00	\$141.33
	Asphalt Surface Course	36.00	TN	\$30.00	\$900.00
	Asphalt Oil (6%)	2.16	TN	\$175.00	\$300.00
RAW CONSTRUCTION COSTS					\$10,186.33
	% Share of Total SID Construction				6.01%
	Share of Mobilization/Demobilization, Taxes, Bonds, and Insurance			\$	713.04
SUBTOTAL					\$ 10,899.38
	Share of SID Construction Contingency				\$762.96
SUBTOTAL THRU CONTINGENCY					\$ 11,662.33
	Share of SID Posting and Bonding Costs			\$	3.79
TOTAL CONSTRUCTION COSTS					\$11,666.12
	Total Units for Assessment #3	38,400.00	SF		
	Cash Contribution Rate Per Unit (not including 2.5% Private Contract Fee)	\$0.30	SF		
	Total Units to be Assessed for Assessment #3	38,400.00	SF		
	% Share of SID Administration Costs				6.01%
	Share of SID Administration Costs				\$2,281.78
TOTAL THRU ADMINISTRATION COSTS					\$13,947.90
UNIT COST PER ASSESSMENT			\$0.3652	PER SF	

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST
FOR PROPOSED SHILOH ROAD CONSTRUCTION

SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Utility and Street Improvements

Location: Billings, Montana

Document Date: June 7, 2004

Assessment #4 - Drive Approach and 6-inch Concrete Walk

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
	6-inch Concrete Approach	1,546.00	SF	\$6.25	\$ 9,662.50
	6-inch Concrete Walk at Approach				
	5-foot width only (excess by City)	380.00	SF	\$6.25	\$ 2,375.00
RAW CONSTRUCTION COSTS					
	% Share of Total SID Construction				7.10%
	Share of Mobilization/Demobilization, Taxes, Bonds, and Insurance				\$ 842.63
SUBTOTAL					\$ 12,880.13
	Share of SID Construction Contingency				\$901.61
SUBTOTAL THRU CONTINGENCY					\$ 13,781.73
	Share of SID Posting and Bonding Costs				\$ 4.48
TOTAL CONSTRUCTION COSTS					\$13,786.21
	Total Units for Assessment #4	5.00	EA		
	Cash Contribution Rate Per Unit (not including 2.5% Private Contract Fee)	\$2,757.24	EA		
	Total Units to be Assessed for Assessment #4	5.00	EA		
	% Share of SID Administration Costs				7.10%
	Share of SID Administration Costs				\$2,696.45
TOTAL THRU ADMINISTRATION COSTS					\$16,482.66
UNIT COST PER ASSESSMENT		\$3,296.5313	PER	EA	

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST
FOR PROPOSED SHILOH ROAD CONSTRUCTION

SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Utility and Street Improvements

Location: Billings, Montana

Document Date: June 7, 2004

Assessment #5 - Storm Drain Service

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
	15-inch Storm Drain Service on Existing RCP Storm	1.00	EA	\$500.00	\$ 500.00
RAW CONSTRUCTION COSTS					
	% Share of Total SID Construction				\$ 500.00
					0.30%
	Share of Mobilization/Demobilization, Taxes, Bonds, and Insurance				\$ 35.00
SUBTOTAL					\$ 535.00
	Share of SID Construction Contingency				\$37.45
SUBTOTAL THRU CONTINGENCY					\$ 572.45
	Share of SID Posting and Bonding Costs				\$ 0.19
TOTAL CONSTRUCTION COSTS					\$572.64
	Total Units for Assessment #5	1.00	EA		
	Cash Contribution Rate Per Unit (not including 2.5% Private Contract Fee)	\$572.64	EA		
	Total Units to be Assessed for Assessment #5	1.00	EA		
	% Share of SID Administration Costs				0.30%
	Share of SID Administration Costs				\$112.00
TOTAL THRU ADMINISTRATION COSTS					\$684.64
UNIT COST PER ASSESSMENT		\$684.6379	PER	SF	

ESTIMATED CITY CONTRIBUTION
SHILOH ROAD IMPROVEMENTS

SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Water, Sanitary Sewer, Storm Drain, and Street Improvements on Shiloh Road from Poly Drive to, and Including Rimrock Road

Location: Billings, Montana

Document Date:

June 7, 2004

Total Improvements

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
SCHEDULE I - UTILITIES					
Generals					
101	Mobilization & Insurance (7%)	1.00	LS	\$109,894.41	\$ 109,894.41
102	Storm Water Management & Erosion Control	1.00	LS	\$3,000.00	\$ 3,000.00
103	Dewatering	1.00	LS	\$50,000.00	\$ 50,000.00
104	Traffic Control	1.00	LS	\$60,000.00	\$ 60,000.00
Subtotal - Generals					\$ 222,894.41
Water					
105	Connect to Existing 12-inch Water Main	2.00	EA	\$1,000.00	\$ 2,000.00
106	Connect to Existing 8-inch Water Main	1.00	EA	\$1,000.00	\$ 1,000.00
107	Connect to Existing 6-inch Water Main	2.00	EA	\$1,000.00	\$ 2,000.00
108	Disconnect Existing 6-inch Water Main From Existing Main & Cap	2.00	EA	\$1,500.00	\$ 3,000.00
109	12-inch Water Main	1,547.00	LF	\$38.00	\$ 58,786.00
110	8-inch Water Main	248.00	LF	\$30.00	\$ 7,440.00
111	12-inch Gate Valve	4.00	EA	\$1,250.00	\$ 5,000.00
112	8-inch Gate Valve	3.00	EA	\$800.00	\$ 2,400.00
113	6-inch Gate Valve	10.00	EA	\$600.00	\$ 6,000.00
114	12x12x12x12-inch Cross	1.00	EA	\$750.00	\$ 750.00
115	12-inch Bend	8.00	EA	\$500.00	\$ 4,000.00
116	8-inch Bend	2.00	EA	\$400.00	\$ 800.00
117	12x12x8-inch Tee	2.00	EA	\$450.00	\$ 900.00
118	12x12x6-inch Tee	6.00	EA	\$400.00	\$ 2,400.00
119	8x8x6-inch Tee	2.00	EA	\$350.00	\$ 700.00
120	12x8-inch Reducer	1.00	EA	\$425.00	\$ 425.00
121	8x6-inch Reducer	2.00	EA	\$300.00	\$ 600.00
122	Standard Fire Hydrant	6.00	EA	\$1,800.00	\$ 10,800.00
123	6-inch Hydrant Pipe	310.00	LF	\$25.00	\$ 7,750.00
124	6-inch Water Service Pipe	187.00	LF	\$25.00	\$ 4,675.00
125	2-inch Water Service Pipe	20.00	LF	\$20.00	\$ 400.00

City Contribution

6/7/2004

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Item No.	Item Description	Quantity		Unit	Total Cost
		Total	Unit		
126	1-inch Water Service Pipe	150.00	LF	\$15.00	\$ 2,250.00
127	2-inch Water Service on New Main	1.00	EA	\$400.00	\$ 400.00
128	1-inch Water Service - Type II	3.00	EA	\$300.00	\$ 900.00
129	2-inch Curb Stop & Box	1.00	EA	\$300.00	\$ 300.00
130	1-inch Curb Stop & Box	3.00	EA	\$250.00	\$ 750.00
131	2-inch Rigid Insulation	80.00	SF	\$2.50	\$ 200.00
132	Bentonite Cutoff Wall	2.00	EA	\$800.00	\$ 1,600.00
Subtotal - Water Improvements					\$ 128,226.00
Sanitary Sewer					
133	6-inch Sanitary Sewer Service on Existing Main	2.00	EA	\$450.00	\$ 900.00
134	6-inch Sanitary Sewer Service Pipe	212.00	LF	\$28.00	\$ 5,936.00
135	6-inch Sanitary Sewer Cap	2.00	EA	\$100.00	\$ 200.00
Subtotal - Sanitary Sewer Improvements					\$ 7,036.00
Storm Drain					
136	Connect to Existing Storm Drain Manhole	15.00	EA	\$1,000.00	\$ 15,000.00
137	Connect to Existing 42-inch RCP	1.00	EA	\$1,000.00	\$ 1,000.00
138	Connect to Existing 24-inch RCP	1.00	EA	\$750.00	\$ 750.00
139	Connect to Existing 15-inch RCP Culvert	1.00	EA	\$500.00	\$ 500.00
140	42-inch RCP Culvert	112.00	LF	\$125.00	\$ 14,000.00
141	42-inch RCP Bend	1.00	EA	\$850.00	\$ 850.00
142	42-inch RCP FETS with Trash Rack	1.00	EA	\$2,000.00	\$ 2,000.00
143	40x65-inch RCP Arch Culvert	200.00	LF	\$200.00	\$ 40,000.00
144	40x65-inch RCP FETS	2.00	EA	\$1,200.00	\$ 2,400.00
145	40x65-inch RCP FETS Trash Rack	1.00	EA	\$1,000.00	\$ 1,000.00
146	24-inch RCP Culvert	112.00	LF	\$60.00	\$ 6,720.00
147	24-inch RCP FETS	1.00	EA	\$500.00	\$ 500.00
148	18-inch RCP Culvert	48.00	LF	\$50.00	\$ 2,400.00
149	18-inch RCP FETS	1.00	EA	\$400.00	\$ 400.00
150	Relocate Existing Hi-Line Ditch Headgate Structure	1.00	EA	\$2,000.00	\$ 2,000.00
151	Hi-Line Ditch Unloader Structure	1.00	EA	\$5,000.00	\$ 5,000.00
153	8-inch Storm Drain Service on Existing RCP Storm	1.00	EA	\$900.00	\$ 900.00
154	15-inch Storm Drain Service Pipe	26.00	LF	\$35.00	\$ 910.00
155	12-inch Inlet Pipe	896.00	LF	\$30.00	\$ 26,880.00
156	8-inch Storm Drain Service Pipe	72.00	LF	\$28.00	\$ 2,016.00
157	8-inch Storm Drain Service Cap	1.00	EA	\$100.00	\$ 100.00
158	4-inch PVC Solid Underdrain	138.00	LF	\$10.00	\$ 1,380.00
159	4-inch PVC Perforated Underdrain	480.00	LF	\$10.00	\$ 4,800.00
160	4-inch PVC irrigation sleeve	750.00	LF	\$15.00	\$ 11,250.00

Item No.	Item Description	Quantity		Unit	Total Cost
		Total	Unit		
161	60-inch Storm Drain Manhole	1.00	EA	\$3,200.00	\$ 3,200.00
162	48-inch Storm Drain Manhole	1.00	EA	\$2,200.00	\$ 2,200.00
163	2.7-foot Manhole Barrel Section	3.00	EA	\$600.00	\$ 1,800.00
164	1.3-foot Manhole Barrel Section	2.00	EA	\$500.00	\$ 1,000.00
165	7-inch Manhole Casting	1.00	EA	\$400.00	\$ 400.00
166	4-inch Manhole Casting	1.00	EA	\$350.00	\$ 350.00
167	Installation of Existing Barrel Section	3.00	EA	\$350.00	\$ 1,050.00
168	Type II Storm Drain Inlet	5.00	EA	\$1,200.00	\$ 6,000.00
169	Type III Storm Drain Inlet	17.00	EA	\$1,200.00	\$ 20,400.00
170	Type IV Storm Drain Inlet	3.00	EA	\$1,200.00	\$ 3,600.00
Subtotal - Storm Drain Improvements					\$ 182,356.00
SUBTOTAL SCHEDULE I - UTILITIES					\$ 540,912.41
SCHEDULE II - STREET IMPROVEMENTS					
201	Remove Existing Asphalt	11,933.00	SY	\$1.50	\$ 17,899.50
202	Clearing and Grubbing	1.00	LS	\$15,000.00	\$ 15,000.00
203	Topsoil Placement	1.00	LS	\$10,000.00	\$ 10,000.00
204	Existing Turf Restoration	1.00	LS	\$5,000.00	\$ 5,000.00
204A	Landscaping	1.00	LS	\$60,000.00	\$ 60,000.00
205	St. John's Sign Relocation	1.00	LS	\$2,000.00	\$ 2,000.00
206	Mailbox Relocation	3.00	EA	\$300.00	\$ 900.00
207	Relocate Existing Tree	6.00	EA	\$500.00	\$ 3,000.00
208	Unclassified Excavation	7,700.00	CY	\$4.50	\$ 34,650.00
209	1 1/2-inch Base Gravel	6,277.39	CY	\$16.00	\$ 100,438.17
210	Asphalt Surface Course	4,512.48	TN	\$30.00	\$ 135,374.42
211	Asphalt Oil (6.5%)	299.13	TN	\$175.00	\$ 52,347.55
212	Standard Curb & Gutter	1,694.74	LF	\$10.00	\$ 16,947.40
213	Type A Median Curb	1,769.00	LF	\$10.00	\$ 17,690.00
214	6-inch Vertical Curb	58.00	LF	\$10.00	\$ 580.00
215	3-foot Double Gutter	57.00	SF	\$6.00	\$ 342.00
216	Curb Return Fillet	10.00	SF	\$6.00	\$ 60.00
217	3-inch Decorative Colored Concrete (In Median, Includes Base)	577.00	SF	\$6.50	\$ 3,750.50
219	6-inch Concrete Walk at Approach	300.00	SF	\$6.25	\$ 1,875.00
220	4-inch Concrete Walk	7,774.70	SF	\$4.75	\$ 36,929.83
221	Handicap Ramp	2,642.00	SF	\$6.25	\$ 16,512.50
222	Four Strand Barb Wire Fence	287.00	LF	\$4.00	\$ 1,148.00
223	16-foot Barb Wire Drop Gate	1.00	EA	\$300.00	\$ 300.00
224	Adjust Manhole to Grade	23.00	EA	\$400.00	\$ 9,200.00
225	Adjust Inlet to Grade	24.00	EA	\$400.00	\$ 9,600.00
226	Adjust Valve Box to Grade	24.00	EA	\$350.00	\$ 8,400.00

Item No.	Item Description	Quantity		Unit	Price	Total Cost
		Total	Unit			
SUBTOTAL SCHEDULE II - STREET IMPROVEMENTS						
\$ 559,944.86						
SCHEDULE III - TRAFFIC SIGNALS, SIGNS, AND STRIPING						
301	Structural Concrete Pole Foundations	30.70	CY		\$750.00	\$ 23,025.00
302	Conduit, 2.0-inch PVC, Trench	1,026.00	LF		\$5.00	\$ 5,130.00
303	Conduit, 1.5-inch PVC, Trench	4,059.00	LF		\$3.50	\$ 14,206.50
304	Pull Box, Concrete Type I	12.00	EA		\$325.00	\$ 3,900.00
305	Pull Box, Concrete Type II	2.00	EA		\$450.00	\$ 900.00
306	Pull Box, Concrete Type III	3.00	EA		\$600.00	\$ 1,800.00
307	Cable, Copper, 12c No. 14AWG	790.00	LF		\$2.00	\$ 1,580.00
308	Cable, Copper, 5c No. 14AWG	995.00	LF		\$1.25	\$ 1,243.75
309	Cable, Copper, 3c No. 14AWG (PPB)	625.00	LF		\$0.75	\$ 468.75
310	Cable, Copper, 3c No. 14AWG (Opticom)	330.00	LF		\$0.75	\$ 247.50
311	Cable, Copper, 3c No. 14AWG (Beacon)	1,625.00	LF		\$0.75	\$ 1,218.75
312	Cable, Copper, 3c No. 14AWG (P.E.C.)	340.00	LF		\$0.85	\$ 289.00
313	Cable, Copper, Coax, 50 OHM, 3/8-inch (Yagi Antenna)	210.00	LF		\$8.15	\$ 1,711.50
314	Conductor, Copper, #10 AWG, Lighting & Ground	4,423.00	LF		\$0.45	\$ 1,990.35
315	Conductor, Copper, #8 AWG	1,724.00	LF		\$0.45	\$ 775.80
316	Conductor, Copper, #6 AWG	3,534.00	LF		\$0.65	\$ 2,297.10
317	Signal Std. Type 1-100	1.00	EA		\$854.00	\$ 854.00
318	Advanced Signal Flasher Assembly	1.00	EA		\$2,000.00	\$ 2,000.00
319	School Crossing Beacon Assembly - Type 2A (Overhead Mount w/Control)	1.00	EA		\$6,100.00	\$ 6,100.00
320	School Crossing Beacon Assembly - Type 2A (Overhead Mount)	1.00	EA		\$4,880.00	\$ 4,880.00
321	Signal Std. w/45-foot Mast. (Type 3A)	1.00	EA		\$7,320.00	\$ 7,320.00
322	Signal Std. w/40-foot Mast & 15-foot Lumin. Mast - 35-foot Mount (Type 3A)	2.00	EA		\$7,930.00	\$ 15,860.00
323	Signal Std. w/40-foot Mast. (Type 2A) w/Internal Illuminated Signs	1.00	EA		\$8,540.00	\$ 8,540.00
324	Signal Std. w/55-foot Mast. (Type 2A)	1.00	EA		\$7,930.00	\$ 7,930.00
325	Light Std. W/18-foot Lumin Mast - 40-foot Mount. (Angle)	12.00	EA		\$2,806.00	\$ 33,672.00
326	Light Std. - 27-foot Mount. (Median)	5.00	EA		\$2,074.00	\$ 10,370.00
327	Controller Cabinet Pedestal (Type "P")	1.00	EA		\$1,200.00	\$ 1,200.00
328	Install Controller Cabinet (Type P) & Terminate Field Wiring	1.00	EA		\$1,000.00	\$ 1,000.00
329	Install Emergency Preemption Detector System & Terminate	2.00	EA		\$500.00	\$ 1,000.00
330	Luminaire, 150w HPS, medium -cutoff/Type III (Median)	10.00	EA		\$400.00	\$ 4,000.00

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
331	Luminaire, 250w HPS, medium-cutoff/Type III (Flat Glass)	22.00	EA	\$325.00	\$ 7,150.00
332	12x12x12-inch Traffic Signal Ind.	10.00	EA	\$1,100.00	\$ 11,000.00
333	12x12x12-inch Traffic Signal Ind.	3.00	EA	\$1,400.00	\$ 4,200.00
334	Pedestrian Signal Ind., 12-inch Symbols Internally Illuminated Signs - Mast Arm Mounted	8.00	EA	\$800.00	\$ 6,400.00
335		3.00	EA	\$1,000.00	\$ 3,000.00
336	Detector - Video	4.00	EA	\$9,500.00	\$ 38,000.00
337	Yagi Antenna	1.00	EA	\$750.00	\$ 750.00
338	Type C - Power Supply	3.00	EA	\$2,000.00	\$ 6,000.00
339	Pedestrian Push Buttons	8.00	EA	\$250.00	\$ 2,000.00
340	Remove Signs & Salvage	20.00	EA	\$45.00	\$ 900.00
341	Signs-Sheet Alum.- Engineer Grade	8.00	SF	\$27.00	\$ 216.00
342	Signs-Sheet Alum.- High Intensity	290.50	SF	\$27.00	\$ 7,843.50
343	Posts- 2-inch Tubular Steel (Square Perforated, Includes Anchor)	600.00	LB	\$5.00	\$ 3,000.00
344	Posts- 2.5-inch Tubular Steel (Square Perforated, Includes Anchor)	1,286.00	LB	\$7.00	\$ 9,002.00
345	Square Tubular Slipbase Breakaway Device - 3-inch	9.00	EA	\$580.00	\$ 5,220.00
346	Delineator - Design A	8.00	EA	\$45.00	\$ 360.00
347	Flexible Surface Mount Delineator	11.00	EA	\$75.00	\$ 825.00
348	Striping- White Thermoplastic 12-inch - 400 mil (Grooved)	572.00	LF	\$8.00	\$ 4,576.00
349	Striping- White Thermoplastic 24-inch - 400 mil (Grooved)	263.00	LF	\$16.00	\$ 4,208.00
350	Striping- White Thermoplastic Words & Symbols - 400 mil (Grooved)	983.00	SF	\$15.00	\$ 14,745.00
351	Striping - Epoxy Paint	60.00	GAL	\$75.00	\$ 4,500.00
352	Curb Marking Paint - Yellow	5.00	GAL	\$45.00	\$ 225.00
353	Obliterate Pavement Markings Paint (4-inch Equivalent)	1,500.00	LF	\$1.00	\$ 1,500.00
SUBTOTAL SCHEDULE III - TRAFFIC SIGNAL, SIGNS, & STRIPING					\$ 301,130.50
TOTAL ESTIMATED CITY CONTRIBUTION					\$ 1,401,987.77
Construction Contingency (Less SID Assessment Contribution)					\$ 97,309.50
Additional Engineering Design (City Supported)					\$ 134,500.00
Construction Administration Costs					
Construction Administration and Inspection (City Supported)					\$ 252,000.00
Quality Assurance Testing (City Supported)					\$ 30,500.00
TOTAL ESTIMATED CITY CONTRIBUTION - CONSTRUCTION CONTINGENCY AND ADMINISTRATION					\$ 1,916,297.27
Available City Funds					
Gas Tax Funds					\$1,400,000.00

Item No.	Item Description	Quantity		Unit Price	Total Cost
		Total	Unit		
	Storm Drain Funds				\$200,000.00
	Public Works - Belknap Utility Repair Funds				\$420,000.00
	Developer Contributions				
	Total Available Developer Contributions				\$82,877.04
	(Excluding Portion of Missions United Subdivision Utility & Street Contribution)				
TOTAL AVAILABLE BUDGET					\$2,102,877.04
REMAINING FUNDS					\$186,579.77

EXHIBIT "D"
SHILOH ROAD IMPROVEMENTS - INTERSECTION ALTERNATIVE

Utility and Street Improvements

Location: Shiloh Road - Avenue B to, and including, Rimrock Road (Billings, MT)

Document Date:

June 7, 2004

[illegible]

SID 1371 - Exhibit D - Assessment Analysis

6/7/2004

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EXHIBIT E

SID 1361
Shiloh Road – Avenue B to Rimrock Road

PROJECT DESCRIPTION

Special Improvement District No. 1361 shall construct the following improvements to Shiloh Road from Avenue B to, and including, Rimrock Road.

Shiloh Road – Avenue B to Rimrock Road

- 1) Construction of street improvements, which shall include drainage swales, storm drain, curb and gutter, sidewalk, drive approaches, street widening, median placement, and realignment of Shiloh Road with 40th Street West.
- 2) Construction of streetlights.
- 3) Construction of a traffic signal at the intersection of Shiloh Road and Rimrock Road.
- 4) Modification of school crossing in the area of the intersection of Poly Drive and Shiloh Road.
- 5) Construction of water main in Shiloh Road north of Corbin Drive, including water services along Shiloh Road.
- 6) Construction of sanitary sewer services along Shiloh Road.
- 7) Modification of existing irrigation ditch crossings of Shiloh Road.

Rimrock Road – Melrose Lane to ~400-Foot West of Shiloh Road

- 1) Modification of the Frontage Road north of Rimrock Road, east of 40th Street West, and west of Melrose Lane.
- 2) Construction of street improvements, which shall include curb and gutter, sidewalk, storm drain, and transition widening.

EXHIBIT F
SID 1371 - SHILOH ROAD (POLY DRIVE TO RIMROCK ROAD)

Water, Sanitary Sewer, Storm Drain, and Street Improvements on Shiloh Road from Poly Drive to, and Including Rimrock Road

Location: Billings, Montana

Document Date:

June 7, 2004

TAX I.D. NUMBER 6-13	SID #	SID PAY-OFF	DELINQUENT	SID 1371 ASSESSMENT	SID PAY-OFF + DELINQUENT + SID 1371 ASSESSMENT	ESTIMATED MARKET VALUE	ESTIMATED MARKET VALUE AFTER IMPROVEMENTS
C01754		\$0.00	\$0.00	\$14,218.80	\$14,218.80	\$87,715.00	\$101,933.80
C01754E		\$0.00	\$0.00	\$14,218.80	\$14,218.80	\$145,906.00	\$160,124.80
C01755		\$0.00	\$0.00	\$14,218.80	\$14,218.80	\$93,227.00	\$107,445.80
C01756		\$0.00	\$0.00	\$10,922.27	\$10,922.27	\$129,300.00	\$140,222.27
C01756C		\$0.00	\$0.00	\$10,922.27	\$10,922.27	\$130,113.00	\$141,035.27
C01757		\$0.00	\$0.00	\$14,218.80	\$14,218.80	\$88,052.00	\$102,270.80
C06134		\$0.00	\$0.00	\$3,486.97	\$3,486.97	\$86,006.00	\$89,492.97
C06135		\$0.00	\$0.00	\$3,486.97	\$3,486.97	\$120,299.00	\$123,785.97
C06136		\$0.00	\$0.00	\$3,486.97	\$3,486.97	\$91,722.00	\$95,208.97
C06137		\$0.00	\$0.00	\$3,486.97	\$3,486.97	\$93,447.00	\$96,933.97
D04710		\$0.00	\$0.00	\$45,634.49	\$45,634.49	\$8,347,840.00	\$8,393,474.49
D04711		\$0.00	\$0.00	\$43,022.59	\$43,022.59	\$116,023.00	\$159,045.59
D04712		\$0.00	\$0.00	\$42,337.95	\$42,337.95	\$95,492.00	\$137,829.95
D04719		\$0.00	\$0.00	\$8,337.33	\$8,337.33	\$65,116.00	\$73,453.33
AVERAGE		\$0.00	\$0.00	\$16,571.43	\$16,571.43	\$692,161.29	\$708,732.71
MEDIAN		\$0.00	\$0.00	\$12,570.53	\$12,570.53	\$94,469.50	\$115,615.89
LOW		\$0.00	\$0.00	\$3,486.97	\$3,486.97	\$65,116.00	\$73,453.33
HIGH		\$0.00	\$0.00	\$45,634.49	\$45,634.49	\$8,347,840.00	\$8,393,474.49

Note: Delinquent taxes are reported as of June 4, 2004.

RECOMMENDED BONDING COST ANALYSIS

CITY OF BILLINGS

SHILOH ROAD IMPROVEMENTS - INTERSECTION ALTERNATIVE

Nature of Improvements: Utility and Street Improvements

Location: Shiloh Road - Ave B to Rimrock Rd Document Date: June 7, 2004

Engineer for the District: Bids Received:

Successful Bidder:

SID CONSTRUCTION COSTS	\$169,432.64
MOBILIZATION/DEMOBILIZATION	\$6,777.31
TAXES, BONDS, & INSURANCE	\$5,082.98
CONSTRUCTION CONTINGENCY	\$12,690.50
SUBTOTAL CONSTRUCTION COSTS	\$ 193,983.43
ADMINISTRATION COSTS	
POSTING AND BONDING - ADVANCE COSTS (\$4.50 PER TAX CODE)	\$ 63.00
SUBTOTAL ADMINISTRATION COSTS	\$ 63.00
SUBTOTAL PROJECT COSTS	\$ 194,046.43
PROJECT COSTS TO BE APPLIED TO SID	\$ 194,046.43
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 (3.5%)	\$ 8,120.00
LEGAL FEES (1.7%)	\$ 3,944.00
ROUNDOFF	\$ 369.57
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

Ownership Report

Tax Code

C01754	Amended Plat of Lot 1 Blue Meadow Acreage Tracts
Block:	Lot or Tract: 1
	Property Owner
	James H & Sharon J Ideker
	Mailing Address
	4026 Rimrock Road
	Billings
	MT
	59106-
	Property Address
	4026 Rimrock Road
	Billings
	MT
	59106-
C01754E	Amended Plat of Lot 1 Blue Meadow Acreage Tracts
Block:	Lot or Tract: 6
	Property Owner
	John F & Janny A Kirk
	Mailing Address
	4020 Rimrock Road
	Billings
	MT
	59106-
	Property Address
	4020 Rimrock Road
	Billings
	MT
	59106-
C01755	Blue Meadow Acreage Tracts
Block:	Lot or Tract: 2
	Property Owner
	Gladys M Anderson
	Mailing Address
	131 N Higley Rd Unit 124
	Mesa
	AZ
	85205-
	Property Address
	2724 Shiloh Road
	Billings
	MT
	59106-
C01756	Amended Plat of Lot 3 Blue Meadow Acreage Tracts
Block:	Lot or Tract: 3A
	Property Owner
	John M & Betty J Nick
	Mailing Address
	4007 Vickery Drive
	Billings
	MT
	59106-1554
	Property Address
	4007 Vickery Drive
	Billings
	MT
	59106-1554
C01756C	Amended Plat of Lot 3 Blue Meadow Acreage Tracts
Block:	Lot or Tract: 3D
	Property Owner
	Helen Pankratz Hall
	Mailing Address
	4008 Vickery Drive
	Billings
	MT
	59106-1553
	Property Address
	4008 Vickery Drive
	Billings
	MT
	59106-1553

Tax Code				
C01757	Blue Meadow Acreage Tracts			
	Block:	Lot or Tract:	4	
	Property Owner	Mailing Address	Property Address	
	Clarence E & Dorothy A Hanson	2512 Shiloh Road Billings MT	2512 Shiloh Road Billings MT	59106-
C06134	Monty's Place Subdivision			
	Block: 1	Lot or Tract: 10		
	Property Owner	Mailing Address	Property Address	
	Sharon L Harvey & Colleen G	2303 Burlington Avenue Billings MT	3959 Rimrock Road Billings MT	59102-
C06135	Monty's Place Subdivision			
	Block: 1	Lot or Tract: 11		
	Property Owner	Mailing Address	Property Address	
	Walter H Jr & Beatrice H Willett	3953 Rimrock Road Billings MT	3953 Rimrock Road Billings MT	59102-
C06136	Monty's Place Subdivision			
	Block: 1	Lot or Tract: 12		
	Property Owner	Mailing Address	Property Address	
	Arthur W & Teresa M Logan	3947 Rimrock Road Billings MT	3947 Rimrock Road Billings MT	59102-
C06137	Monty's Place Subdivision			
	Block: 1	Lot or Tract: 13		
	Property Owner	Mailing Address	Property Address	
	Robert L & Arlene G Wicks	3941 Rimrock Road Billings MT	3941 Rimrock Road Billings MT	59102-
D04710	C/S 369 Amended			
	Block:	Lot or Tract: A		
	Property Owner	Mailing Address	Property Address	
	Lutheran Retirement Home Inc	3940 Rimrock Road Billings MT	3940 Rimrock Road Billings MT	59102-

Tax Code

D04711 C/S 369 Third Amended

Block: Lot or Tract: A-1

Property Owner	Mailing Address	Property Address
Lutheran Retirement Home Inc	3940 Rimrock Road Billings MT	3940 Rimrock Road Billings MT
	59102-	59102-

D04712 C/S 369 Third Amended

Block: Lot or Tract: A-2

Property Owner	Mailing Address	Property Address
Lutheran Retirement Home Inc	3940 Rimrock Road Billings MT	3940 Rimrock Road Billings MT
	59102-	59102-

D04719 C/S 1188

Block: Lot or Tract: 1

Property Owner	Mailing Address	Property Address
Gary M & Dawn Squires	2504 Shiloh Road Billings MT	2504 Shiloh Road Billings MT
	59106-1591	59106-1591

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

DATE: June 7, 2004		DATA CARDS	PROCESSING COLS
S.I.D. NUMBER: 1371		A&B	2 - 5
S.I.D. DESCRIPTION: Water, Sanitary Sewer, Storm Drain, and Street Improvements on Shiloh Road from Poly Drive to, and including, Rimrock Road		A	6 - 39
YEARS TO BE ASSESSED: 15		A	59 - 60
TOTAL S.I.D. AREA: N/A		A	61 - 71
MEASUREMENT: X EA X SF LF			
S.I.D. COSTS: X ESTIMATED PER CONCEPT PLANS ESTIMATED PER BID PRICE FINAL PER ACTUAL CONSTRUCTION			
S.I.D. MAIN IMPROVEMENT COST: \$232,000.00			
SPECIAL ADDITIONS:			
CODE	Quantity	Unit Cost	Total
1 Assessment #1	64,928.00	\$ 1.1377	\$ 73,870.94
2 Assessment #2	209,610.72	\$ 0.6060	\$ 127,013.86
3 Assessment #3	38,400.00	\$ 0.3632	\$ 13,947.90
4 Assessment #4	5.00	\$ 3,296.5313	\$ 16,482.66
5 Assessment #5	1.00	\$ 684.6379	\$ 684.64
6			
7			
8			
9			
TOTAL PROJECT COST =		\$	232,000.00
(ALL COSTS TO INCLUDE PRORATA SHARE OF ADMINISTRATIVE COSTS)			
CITY CENTRAL SUPPORT SERVICES TO COMPLETE			
FIRST YEAR TO BE ASSESSED:			
TYPE ASSESSMENT:		PENDING	FINAL
INTEREST RATE:			
BOND ISSUE DATE:			
SID 1371 - Part II		6/7/2004	

SID COSTS:

- X ESTIMATE PER PRELIMINARY PLANS
- ESTIMATE PER BID PRICES
- FINAL PER ACTUAL CONSTRUCTION

								Assessment #1 Shiloh & Rimrock Road Res. Improvements		Assessment #2 Shiloh & Rimrock Road Com. Improvements		Assessment #3 Frontage Road Improvements		Assessment #4 Drive Approach and 6-Inch Sidewalk		Assessment #5 Storm Drain Service			
								Code Unit Rate	1 SF \$1.1377	Code Unit Rate	2 SF \$0.6060	Code Unit Rate	3 SF \$0.3632	Code Unit Rate	4 EA \$3,296.5313	Code Unit Rate	5 EA \$684.6379		
SUBDIVISION	BLK	LOT/ TRACT	TAX ID NUMBER	SHILOH RD FRONTAGE (L.F.)	RIMROCK RD FRONTAGE (L.F.)	AREA (S.F.)	ASSESSABLE AREA (S.F.)	CODE	ASSESSED VALUE					CODE	ASSESSED VALUE	CODE	ASSESSED VALUE	TOTAL COST	
Amended Plat of Lot 1		1	C01754	0.00	100.00	10,454	9,600	1	\$10,922.27		\$0.00		\$0.00	4	\$3,296.53		\$0.00	\$14,218.80	
Blue Meadow Acreage Tracts		6	C01754E	0.00	30.00	37,897	9,600	1	\$10,922.27		\$0.00		\$0.00	4	\$3,296.53		\$0.00	\$14,218.80	
Amended Plat of Lot 1		2	C01755	295.98	0.00	107,724	9,600	1	\$10,922.27		\$0.00		\$0.00	4	\$3,296.53		\$0.00	\$14,218.80	
Blue Meadow Acreage Tracts		3A	C01756	117.33	0.00	22,039	9,600	1	\$10,922.27		\$0.00		\$0.00		\$0.00		\$0.00	\$10,922.27	
Amended Plat of Lot 3		3D	C01756C	117.65	0.00	22,024	9,600	1	\$10,922.27		\$0.00		\$0.00		\$0.00		\$0.00	\$10,922.27	
Blue Meadow Acreage Tracts		4	C01757	295.00	0.00	107,319	9,600	1	\$10,922.27		\$0.00		\$0.00	4	\$3,296.53		\$0.00	\$14,218.80	
Blue Meadow Acreage Tracts	1	10	C08134	0.00	91.00	10,010	9,600		\$0.00		\$0.00	3	\$3,486.97		\$0.00		\$0.00	\$3,486.97	
Monty's Place Subdivision	1	11	C08135	0.00	90.03	10,703	9,600		\$0.00		\$0.00	3	\$3,486.97		\$0.00		\$0.00	\$3,486.97	
Monty's Place Subdivision	1	12	C08136	0.00	87.00	10,440	9,600		\$0.00		\$0.00	3	\$3,486.97		\$0.00		\$0.00	\$3,486.97	
Monty's Place Subdivision	1	13	C08137	0.00	88.00	10,560	9,600		\$0.00		\$0.00	3	\$3,486.97		\$0.00		\$0.00	\$3,486.97	
C/S 369 Amended		A	D04710	628.16	409.34	409,246	69,870		\$0.00	2	\$42,337.95		\$0.00	4	\$3,296.53		\$0.00	\$45,634.49	
C/S 369 Third Amended		A-1	D04711	232.00	0.00	87,164	69,870		\$0.00	2	\$42,337.95		\$0.00		\$0.00	5	\$684.64	\$43,022.59	
C/S 369 Third Amended		A-2	D04712	158.58	0.00	69,870	69,870		\$0.00	2	\$42,337.95		\$0.00		\$0.00		\$0.00	\$42,337.95	
C/S 1188		1	D04719	62.22	0.00	7,328	7,328	1	\$8,337.33		\$0.00		\$0.00		\$0.00		\$0.00	\$8,337.33	
				1006.62	509.34	1022,778.23	112,858.72	7	\$73,870.94	3	\$127,013.66	4	\$13,947.90	5	\$16,482.65	1	\$684.64	\$282,000.00	

