

December 18, 2012

Twin Oaks Corp.  
175 N. 27<sup>th</sup> Street, Suite 900  
Billings, MT 59101

Dear Sirs:

On December 17, 2012, the Billings City Council conditionally approved the preliminary plat of Twin Oaks Subdivision, 2<sup>nd</sup> Filing, Amended Lot 21, Block 3, and Lot 21, Block 4, subject to the following conditions of approval:

1. To minimize impacts on local services, the applicable Park Maintenance District shall be expanded to include the new lots prior to final plat approval.
2. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
3. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact Juliet Spalding at (406) 247-8684 or by email at [spaldingj@ci.billings.mt.us](mailto:spaldingj@ci.billings.mt.us).

Sincerely,

---

Thomas W. Hanel, Mayor

Pc: Marshall Phil, PE, Blueline Engineering