

December 12, 2012

Ms. Juliet Spalding
City of Billings Planning Department
510 North Broadway
Billings, MT 59102

Reference: Revised Subdivision Improvement Agreement
Vintage Estates Subdivision
Project No. 79017.23

Ms. Spalding:

This letter is to explain the reasons for revising the Subdivision Improvements Agreement (SIA) recorded with Vintage Estates Subdivision. The phasing within the subdivision has been modified and it has become necessary to revise the SIA to match. The revised SIA redefines the need and timing of required improvements and also the amount and timing of when financial guarantees and cash contributions will be required with each phase. The proposed revisions to the SIA have been discussed with Planning Department, Engineering and still meet recommendations made in the original traffic study for the subdivision. Please review the SIA and let me know if you have any questions or if you need any additional information, please contact me at 406/656-5255.

Sincerely,



Gary T. Owen, PE

GTO/hg

Enc.

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