

RESOLUTION NO. 15-_____

A RESOLUTION DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE ROAD MAINTENANCE DISTRICT NO. 6 IN THE ESTATES AT BRIARWOOD 1st FILING AND THE ESTATES AT BRIARWOOD 2nd FILING FOR THE PURPOSE OF MAINTENANCE AND REPAIR OF EMERGENCY ACCESS ROAD IMPROVEMENTS

BE IT RESOLVED by the City Council of the City of Billings (the "City"), Montana, as follows:

Section 1. Proposed Road Maintenance District; Intention To Create Road Maintenance District. The City proposes to maintain certain emergency access road improvements to benefit certain property located in the City of Billings, Montana. Improvements consist of **an emergency access road in the Estates at Briarwood Subdivision from Glengarry Lane to Colleen Drive**, as more particularly described in Section 5. It is the intention of the Billings City Council to create and establish in the City under Montana Code annotated, Title 7, Chapter 12, Parts 41 and 44, as amended, a street maintenance district (the "Road Maintenance District") for the purpose of financing the maintenance costs for the emergency access road now constructed in the Estates at Briarwood Subdivision, 2nd Filing. The estimated annual costs for the maintenance of the emergency access road improvements to be set by Resolution of the Council each year.

Section 2. Number of District. The District, if the same shall be created and established, shall be known and designated as Road Maintenance District No. 6 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 and incorporated herein and also provided by the metes and bounds description of the District boundary in "Exhibit B" attached hereto and incorporated herein. These 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 C" attached hereto and incorporated herein.

Section 4. Benefited Property. The District and territory included within the limits and boundaries described in Section 3 and as shown on Exhibits "A" and "B" are hereby declared to be the boundaries of Road Maintenance District No. 6 and the territory which will benefit and be benefited by the maintenance of the Emergency Access Road Improvements, and will be assessed to pay for the costs of the maintenance as described in Section 1 and Section 5.

Section 5. General Character of the Improvements to be Maintained and Repaired.
General Character of Improvement and Maintenance and Repairs Required. This is a fire apparatus access road that is required by the Fire Code of the City of Billings to at all times have an unobstructed width of not less than 20 feet while at the same time being designed and maintained to support the imposed loads of City of Billings fire apparatus (which currently weigh up to 40 tons) with a surface that provides all-weather driving capabilities for City fire apparatus. Road Maintenance District fees deposited in the Road Improvement District No. 6 account shall be sufficient to keep the roadway in a condition that will at all times meet Fire Code requirements and shall include, but may not be limited to, grading maintenance, 1.5" Minus Base Gravel, weed spraying along the road right-of-way, culvert maintenance, gate maintenance, and repair and reconstruction of the roadbed and roadway in the event of a catastrophic event rendering the driving surface impassable for any City of Billings fire apparatus.

Section 6. Assessment Methods; Property To Be Assessed. All properties within the District are to be assessed for a portion of the costs of maintaining the Road Improvements, as specified herein.

The costs of maintaining the Improvements shall be assessed against the property in the District benefiting from the Road Improvements, based on the equal amount method of assessment described in Section 7-12-4162 through 7-12-4165, M.C.A., as particularly applied and set forth herein.

Section 7. Equal Amount. All properties in the District will be assessed for their proportionate share of the costs of maintaining the Road Improvements. 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 shall equally bear the costs of the emergency access road maintenance. The total number of lots, tracts, or parcels of land in the District to be assessed is 52. The costs of maintaining the Improvements per lot, tract, or parcel of land for the first year shall be \$55.29 per lot, tract, or parcel of land as shown in Exhibit "D" which is attached and incorporated herein.

Section 8. Payment of Assessments. The assessments for the costs of maintaining the Road Improvements shall be payable, as prescribed in Sections 7-12-4162 through 7-12-4165, M.C.A.

Section 9. 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 proposed Extended District subject to assessment and taxation for the cost and expense of maintaining the Road Improvements may make and file with the City Clerk until 5:00 p.m., Mountain Daylight Time, on the expiration date of said 15-day period **August 7, 2015**, written protest against the proposed Road Maintenance District No. 6, 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, **August 10, 2015**, at 6:30 p.m., in the Council Chambers, located on the Second Floor of the Police Facility at 220 North 27th Street, in Billings, Montana.

Section 10. 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 **July 23 and July 30, 2015**, 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 Road Maintenance 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 ____ day of _____, 2015.

THE CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, MAYOR

ATTEST:

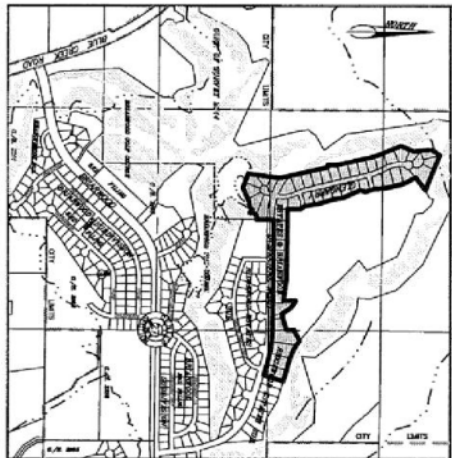
BY: _____
Billie Guenther, CITY CLERK

EXHIBIT "A" EMERGENCY ACCESS ROAD MAINTENANCE DISTRICT NO. XXX

BEING THE REMAINDER OF TRACT 5A, OF AMENDED TRACTS 2, 3, 4, 5, 6A-1, 7A, 12 & 13A, CERTIFICATE OF SURVEY No. 2544, 4th & 5th A.M., SITUATED IN THE SW 1/4 OF SECTION 22 & THE N 1/2 OF SECTION 27, T. 1 S., R. 28 E., PL.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED BY : **SANDERSON STEWART**

JUNE, YEAR
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

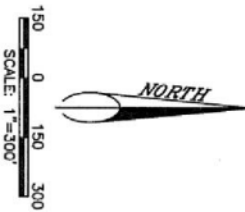
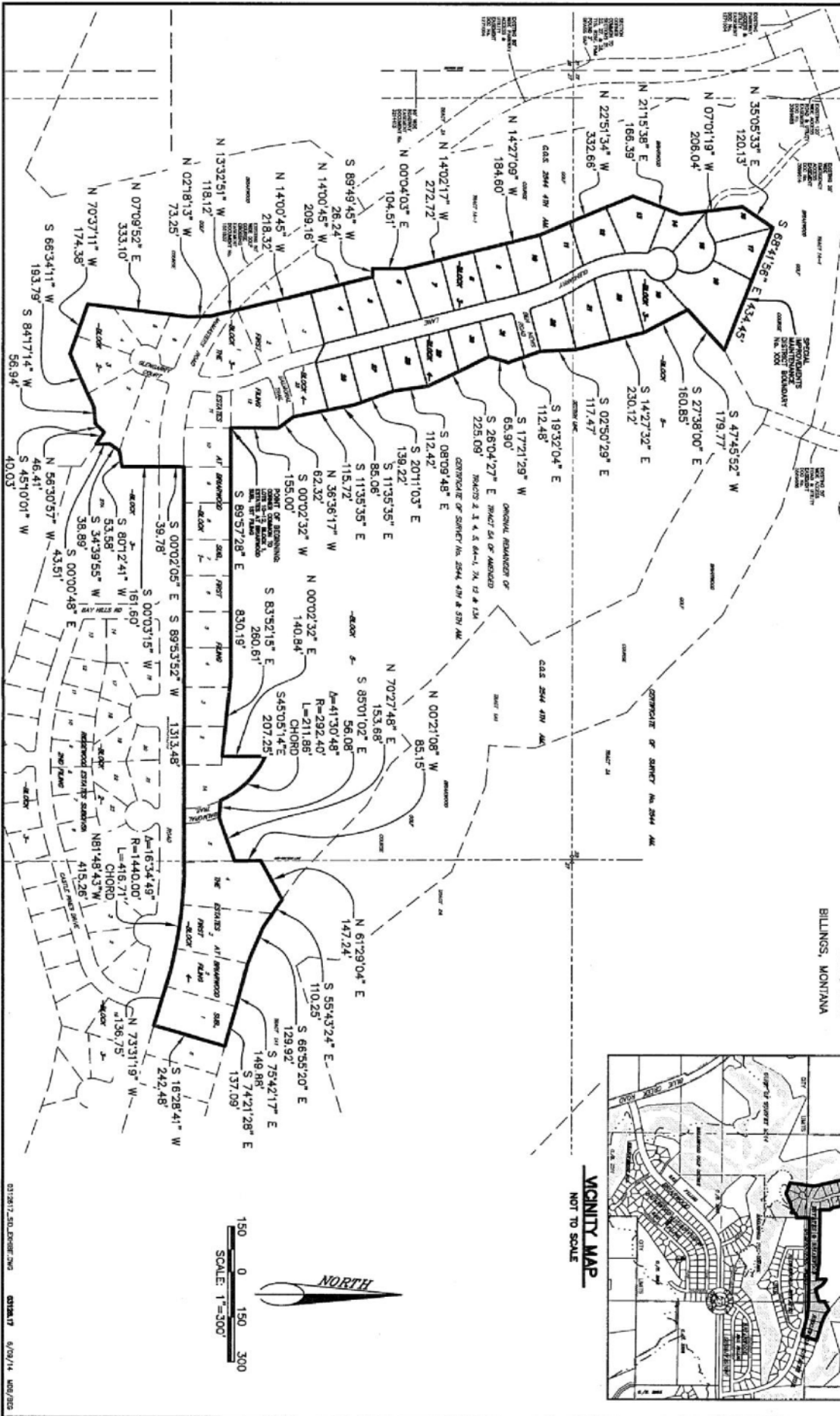


Exhibit "B"

Special Improvement Maintenance District

Boundary Description

A tract of land situated in the situated in the SW1/4 of Section 22 & the NW1/4 of Section 27, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point which is the property corner common to Lots 10, 11, and 12 of Block 1 of The Estates at Briarwood Subdivision, First Filing, according to the official plat on file in the Office of the Clerk and Recorded of Yellowstone County, Montana, under Document No. 3332997; thence, from said Point of Beginning, along the boundary of said Estates at Briarwood Subdivision, First Filing, the following courses and distances:

S 89°57'28" E a distance of 830.19 feet;

S 83°52'15" E a distance of 260.61 feet to a point being a corner on the north line of Lot 2 of said Block 1, said corner also being a corner on the westerly line of Lot 1A of the Amended Plat of Lot 1, Block 1 of The Estates at Briarwood Subdivision, on file under Document No. 3425560; thence N 00°02'32" E along said westerly line of Lot 1A, a distance of 140.84 feet to a point being the northernmost corner of said Lot 1A; thence along the northeasterly line of said Lot 1A, being a non-tangent curve to the right with a central angle of 41°30'48", a radius of 292.40 feet, and a length of 211.86 feet (chord bears S 45°05'14" E a distance of 207.25 feet) to a point on said boundary of The Estates at Briarwood Subdivision, First Filing; thence, continuing along said boundary, the following courses and distances:

S 85°01'02" E a distance of 56.08 feet;

N 70°27'48" E a distance of 153.68;

N 00°21'08" W a distance of 85.15 feet;

N 61°29'04" E a distance of 147.24;

S 55°43'24" E a distance of 110.25 feet;

S 66°55'20" E a distance of 129.92 feet;

S 75°42'17" E a distance of 149.88 feet;

S 74°21'28" E a distance of 137.09 feet;

S 16°28'41" W a distance of 242.48 feet;

N 73°31'19" W a distance of 136.75 feet;

Along a curve to the left with a central angle of 16°34'49", a radius of 1440.00 feet, and a length of 416.71 feet (chord bears N 81°48'43" W a distance of 415.26 feet);

S 89°53'52" W a distance of 1313.48 feet;

S 00°02'05" E a distance of 39.78 feet;

S 00°03'15" W a distance of 161.60 feet;

S 80°12'41" W a distance of 53.58 feet;

S 34°39'55" W a distance of 38.89 feet;

S 00°00'48" E a distance of 43.51 feet;
N 56°30'57" W a distance of 46.41 feet;
S 45°10'01" W a distance of 40.03 feet;
S 84°17'14" W a distance of 56.94 feet;
S 66°34'11" W a distance of 193.79 feet;
N 70°37'11" W a distance of 174.38 feet;
N 07°09'52" E a distance of 333.10 feet;
N 02°18'13" W a distance of 73.25 feet;
N 13°32'51" W a distance of 118.12 feet;
N 14°00'45" W a distance of 218.32 feet to a point being the northwesterly corner of Lot 3 of Block 3 of said Estates at Briarwood Subdivision, First Filing, said corner also being a corner on the westerly boundary of the Remainder of Tract 5A of Amended Tracts 2, 3, 4, 5, 6A-1, 7A, 12 & 13A of Certificate of Survey No. 2544, 4th and 5th Amended, on file under Document No. 3315777; thence along said boundary of the Remainder of Tract 5A, the following courses and distances:

N 14°00'45" W a distance of 209.16 feet;
S 89°49'45" W a distance of 26.24 feet;
N 00°04'03" E a distance of 104.51 feet;
N 14°02'17" W a distance of 233.21 feet;
N 14°02'17" W a distance of 39.51 feet;
N 14°27'09" W a distance of 70.49 feet;
N 14°27'09" W a distance of 114.11 feet;
N 22°51'34" W a distance of 332.66 feet;
N 21°15'38" E a distance of 166.39 feet;
N 07°01'19" W a distance of 206.04 feet;
N 35°05'33" E a distance of 120.13 feet;
S 68°41'56" E a distance of 434.45 feet; thence, leaving said boundary of the Remainder of Tract 5A, and continuing along the following courses and distances:

S 47°45'52" W a distance of 179.77 feet;
S 27°38'00" E a distance of 160.85 feet;
S 14°27'32" E a distance of 230.12 feet;
S 02°50'29" E a distance of 117.47 feet;
S 19°32'04" E a distance of 112.48 feet;
S 17°21'29" W a distance of 65.90 feet;
S 26°04'27" E a distance of 225.09 feet;
S 08°09'48" E a distance of 112.42 feet;
S 20°11'03" E a distance of 139.22 feet;
S 11°35'35" E a distance of 85.06 feet to a point being the northeast corner of Lot 25 of Block 4 of said Estates at Briarwood Subdivision, First Filing; thence along said boundary of The Estates at Briarwood Subdivision, First Filing, the following courses and distances:

S 11°35'35" E a distance of 115.72 feet;
S 36°36'17" E a distance of 62.32 feet;
S 00°02'32" W a distance of 155.00 feet to said Point of Beginning;

Said described tract having an area of 1,290,338 square feet (29.622 acres).

Exhibit C

TAX_ID	Owner	Address	City	State	Legal Description
A32132	ROACH, BRYAN & SHARON BETH	3304 BALMORAL TRAIL	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 1A, AMD 29382 SQ FT (08)
A32133	BERGLAND, PAULA K	PO BOX 1928	GREAT FALLS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 2, 16843 SQUARE FEET, (06)
A32134	SORICH, STEPHEN P & KATHRYN	3317 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 3, 18688 SQUARE FEET, (06)
A32135	LARANCA, JILL DEANN & RANDAL LEE	3323 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 4, 19990 SQUARE FEET, (06)
A32136	SIMONICH, GARY	3329 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 5, 18532 SQUARE FEET, (06)
A32137	KW SIGNATURE HOMES INC	PO BOX 20875	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 6, 18568 SQUARE FEET, (06)
A32138	RICCI, ANDREW J & BRENNIA K	3341 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 7, 18605 SQUARE FEET, (06)
A32139	RUSSELL, MAJEL	3150 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 8, 18641 SQUARE FEET, (06)
A32140	FERRIS, ERIKA D	3411 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 9, 18678 SQUARE FEET, (06)
A32141	MENHOLT, PAUL L & NICOLE M	3417 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 10, 20037 SQUARE FEET, (06)
A32142	HODGSON, RICHARD WILLIAM	2423 RENEGADE CIR	ATWATER	CA	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 11, 17170 SQUARE FEET, (06)
A32143	GREVIOUS, DUSTIN F &	3310 PRESTWICK RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 1, Lot 12, 21975 SQUARE FEET, (06)
A32144	YEAGER, JAY D	3424 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 2, Lot 1, 30660 SQUARE FEET, (06)
A32145	YEAGER, JAY D & LISA M	3424 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 2, Lot 2, 28271 SQUARE FEET, (06)
A32146	BOETICHER, ANDY	2535 GLENGARRY CT	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 2, Lot 3, 22760 SQUARE FEET, (06)
A32147	NEUTGENS, PAUL G & LAURIE L	336 TABRIZ DR	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 2, Lot 4, 20152 SQUARE FEET, (06)
A32148	OSALDA, RICHARD J	2520 GLENGARRY CT	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 2, Lot 5, 13290 SQUARE FEET, (06)
A32149	GRINSELL, EDWARD &	2510 GLENGARRY CT	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 2, Lot 6, ACRES 14129, (06)
A32150	HART, GREGORY A & JODIE R	2448 GLENGARRY CT	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 3, Lot 1, 24360 SQUARE FEET, (06)
A32151	SUNWALL, BRIAN D &	3180 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 3, Lot 2, 22366 SQUARE FEET, (06)
A32152	BAUWENS, DIRK C & CATHY L	2436 GLENGARRY LN	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 3, Lot 3, 20430 SQUARE FEET, (06)
A32153	SUYDAM, JAMES D & STACEY L	3221 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 4, Lot 1
A32154	KW SIGNATURE HOMES INC	PO BOX 20875	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 4, Lot 2, 33407 SQUARE FEET, (06)
A32155	ANDERSON, ROGER A	301 11TH AVE SW	SIDNEY	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 4, Lot 3, 42372 SQUARE FEET, (06)
A32156	GRAVES, SEAN M & MELISSA E	653 INDIAN TRL	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 4, Lot 4, 46904 SQUARE FEET, (06)
A32157	RIGGINS, SCOTT ALLEN ETAL	3245 MCMASTERS RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 4, Lot 5, 19276 SQUARE FEET, (06)
A32158	WOHLGENANT, DANIEL S	3429 BALMORAL TRAIL	BILLINGS	MT	THE ESTATES AT BRIARWOOD 1ST FILING, 527, T01 S, R26 E, BLOCK 4, Lot 25, ACRES 17562, (06)
A35428	BIBERDORF, WAYNE A & JEAN M	19 36TH AVE NE	FARGO	ND	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 4
A35429	WARE, DUANE & SANDY	543 MECCA DR	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 5
A35430	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 6
A35431	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 7
A35432	CROWELL, TYRELL JAMES & KRISTINE MARIE	3415 GLENFINNAN RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 8
A35433	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 9
A35434	WILSON, JOHN R	4506 RIO VISTA DR	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 10
A35435	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 11
A35436	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 12
A35437	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 13
A35438	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 14
A35439	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 15
A35440	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 16
A35441	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 17
A35442	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 18
A35443	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 19
A35444	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 20
A35445	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 21
A35446	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 3, Lot 22
A35447	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 4, Lot 26
A35448	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 4, Lot 27
A35449	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 4, Lot 28
A35450	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 4, Lot 29
A35451	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 4, Lot 30
A35453	ESTATES OF BRIARWOOD LLC	PO BOX 81105	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 4, Lot 31
A35453	P M & M LLC	2060 RIMROCK RD	BILLINGS	MT	THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), 522, T01 S, R26 E, BLOCK 5, Lot 1

EXHIBIT "D"

ESTIMATE OF PROBABLE COST EMERGENCY ACCESS ROAD MAINTENANCE DISTRICT NO. XXX THE ESTATES AT BRIARWOOD SUBDIVISION, 1st & 2nd FILING CITY OF BILLINGS, MONTANA

1. The City of Billings estimates the maintenance of the improvements for the first year at \$ \$2,875.00

The first year's assessment is estimated as follows:

CITY OF BILLINGS - EMERGENCY ACCESS ROAD MAINTENANCE DISTRICT NO. XXX ESTIMATE OF ANNUAL MAINTENANCE COSTS			
Maintenance District Description: Estates at Briarwood Sub., 1st & 2nd Filing			
MD Number: <u>XXX</u>			
Date: <u>6/12/2014</u>			
Quantity	Unit	Est. Unit Price	ACCOUNT DESCRIPTION
ESTIMATED MAINTENANCE COSTS			
			Operations and Supplies
1	LS	\$1,000.00	Road Grading Maintenance
15	CY	\$35.00	1.5" Minus Base Gravel
1	LS	\$500.00	Spray Weeds
1	LS	\$350.00	Culvert Maintenance
1	LS	\$250.00	Gate Maintenance
			Total Operations and Supplies, Etc.
			Capital E/I Reserve
			Total Estates of Briarwood Subdivision Annual Cost Estimate
			\$2,875.00
			Equal Assessment Per Lot (Number of Lots)
			52
			1st year Assessment (Per Lot)
			\$55.29