

**SUBDIVISION IMPROVEMENTS AGREEMENT
& WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL
IMPROVEMENT DISTRICTS**

Fifty Four West Subdivision

**Table of Contents
(City of Billings, Montana)**

	(page #)
I. Property Conditions and Information for Lot Purchasers	1
II. Transportation	2
A. Streets	2
B. Sidewalks	2
C. Street Lighting	2
D. Traffic Control Devices	3
E. Access	3
F. Heritage Trail Plan	3
G. Public Transit	3
III. Emergency Services	3
IV. Storm Drainage	4
V. Utilities	4
A. Power, Telephone, Gas, and Cable Television	5
VI. Parks/Open Space	5
VII. Irrigation	5
VIII. Soils/Geotechnical Study	5
IX. Financial Guarantees	5
X. Legal Provisions Applying to Subdivider	5

**SUBDIVISION IMPROVEMENTS AGREEMENT
& WAIVER OF RIGHT TO PROTEST FUTURE
SPECIAL IMPROVEMENT DISTRICTS**

Fifty Four West Subdivision

This agreement is made and entered into this _____ day of _____, 2026, by and between Michael Christensen Homes (Subdivider), whose address for the purpose of this agreement is PO Box 80883 Billings, Montana 59108, hereinafter referred to as “Subdivider,” and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as “City.”

WITNESSETH:

WHEREAS, at a regular meeting conducted on _____ day of _____, 2023, the Board of Planning recommended conditional approval of a preliminary plat of *Fifty Four West Subdivision*; and

WHEREAS, at a regular meeting conducted on the 22nd day of May, 2023, the City Council conditionally approved a preliminary plat of *Fifty Four West Subdivision*; and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *Fifty Four West Subdivision* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Billings Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Billings, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. PROPERTY CONDITIONS AND INFORMATION FOR LOT PURCHASERS

- A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. If sidewalk is not constructed within 5 years, the City has the right to construct the sidewalk and assess the property owners.
- B. Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.
- C. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the project Geotechnical Engineering Report prepared by Rimrock Engineering, under project number G22154, dated October 5, 2022. The report contains foundation design and construction recommendations for the subdivision lots that should be considered during building construction.
- D. No water rights have been transferred to the lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains

shall remain in place and shall not be altered by the Subdivider or subsequent owners.

- E. Fences within the rear yard setback of Lots 1-7, Block 8, and Lot 7, Block 7 shall be limited to 6-feet in height. The side yard fences adjacent to the 30' wide shared use path access for Lot 7, Block 7 and Lot 7, Block 8 shall be limited to 4-feet in height.
- F. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

II. TRANSPORTATION

A. Streets

- Subdivider shall construct Zurich Lane, Lloyd Mangrum Lane, Pully Way, Lucerne Way, Zermatt Way and Biel Way with asphalt pavement, curb, gutter and sidewalk. The street width shall be 34-feet from back-of-curb to back-of curb. The streets shall be centered in a 56-foot-wide right-of-way, dedicated to the City.
- Subdivider shall construct the east half of 54th Street West along the west subdivision boundary. Construction shall include pavement widening, curb and gutter. The street half-width shall be 19.5-feet from the right-of-way centerline to the east back-of-curb. Subdivider shall dedicate a 37-foot-wide right-of-way half-width along 54th Street West.
- Rimrock Road is designated as a Major Arterial and is located within a 120-foot right-of-way. Rimrock Road shall be constructed with a minimum standard width of 42-feet, back of curb to back of curb. That portion of Rimrock Road adjacent to the subdivision has been partially constructed. The existing street includes approximately (24-feet) of asphalt. The Subdivider shall provide a cash-in-lieu contribution for the construction of approximately an additional 7-feet of asphalt surface with a satisfactory sub-base, base course, standard curb and gutter, necessary tapers and stormdrain piping and inlets on Rimrock Road along the frontage of the subdivision, due prior to final plat approval. The cash-in-lieu contribution shall include engineering design and construction administration.

B. Sidewalks

- Subdivider shall construct 5-foot-wide boulevard walks at the following locations:
 - Along 54th Street West, adjacent to west subdivision boundary
 - Along portions of Zurich Lane, Lloyd Mangrum Lane, Lucerne Way and Pully Way that are adjacent to private open spaces.
- Subdivider shall construct pedestrian ramps at each intersection within the subdivision and at the east side of intersections with 54th Street West.
- 5-foot-wide boulevard walks shall be constructed along streets within the subdivision by lot owners, along the frontage of each lot, in conjunction with building permits for each respective lot.

C. Street Lighting

Construction or installation of streetlights within the public rights-of-way shall not be required at this time, but streetlights are included in the Waiver referenced herein for construction of the same in the future. A maintenance district for streetlights may be formed for future maintenance of any streetlights installed in the future.

D. Traffic Control Devices

- “Developer shall furnish and install all necessary traffic control devices in accordance with the MUTCD and approved by the City of Billings Public Works Department.
- Subdivider shall install stop signs on Lloyd Mangrum Lane and Zurich Lane at intersections with 54th Street West.
- Subdivider shall install street name signs at all subdivision intersections.
- Road-closed signs shall be installed on the north end of Lucerne Way and the east end of Zurich Lane.
- A traffic impact study has been completed for the Subdivision. All required intersection improvement contributions identified therein shall be completed by the Subdivider at the Subdivider’s expense. The percent of traffic contributions to the following intersections shall be in accordance with the traffic accessibility study:
 - Rimrock Road and 54th Street W: 2.25%
 - Rimrock Road and 46th Street W: 2.54%
 - Shiloh Road and Rimrock Road: 2.33%

The cash contributions shall be based on the percent of traffic contributions to the intersections based on the total cost of an intersection as determined by City Engineering for the year in which the contribution is made. The cash contribution shall be made prior to final plat approval.

E. Access

No access to or from the subdivision directly to Rimrock Road shall be allowed, except Subdivider shall construct a shared use path from the intersection of Pully Way and Biel Way, to the existing shared use path along the north side of Rimrock Road. Shared use path shall be in a 20-foot minimum width right-of-way, dedicated to the City of Billings.

F. Heritage Trail Plan

The subdivision is not within the Heritage Trail Plan and no trail improvements are required.

G. Public Transit

No public transit facilities are required to be constructed with the subdivision improvements.

III. EMERGENCY SERVICE

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and water supply (fire hydrants) in place to allow for fire suppression requirements. Prior to the issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along the approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.

IV. STORM DRAINAGE

Stormwater runoff flowing toward the subdivision from large drainage areas to the north, shall be diverted around the perimeter of the subdivision in drainage ditches and through culverts to be constructed by the Subdivider. Runoff from minor off-site drainage areas may be captured and conveyed through the subdivision stormwater management facilities. Perimeter ditches shall be routed to points of discharge existing in the pre-developed site condition. Discharge points shall be designed and constructed to disperse concentrated flows and prevent downstream property damage.

Perimeter ditches described above shall be constructed within a strip of land around the north, west and east side of the subdivision, as shown on the plat.

Stormwater conveyance facilities shall be constructed within the subdivision in accordance with City design standards. Runoff from the subdivision shall be conveyed to the proposed stormwater treatment and detention area in the Private Open Space adjacent to the north side of the Cove Ditch. Stormwater from the detention facility shall be discharged to the Cove Ditch in accordance with City of Billings design standards and written agreement with the Cove Ditch Company. The design rate of discharge shall not exceed one cubic-foot-per-second (1 CFS) per 10 Acres of Subdivision Area. The HOA shall be responsible for paying all fees required as part of agreement with the Cove Ditch Company.

Subdivider shall construct all stormwater management and conveyance facilities discussed above.

The HOA shall be responsible for maintaining the following stormwater facilities:

1. drainage swales and ditches around perimeter of subdivision, excluding culvert crossing at public streets
2. stormwater treatment structure located in boulevard at south side of Lloyd Mangrum Lane
3. stormwater conveyance pipes and structures across private open space, except for stormdrain pipe running between Zurich Lane and Lloyd Mangrum Lane
4. stormwater detention pond
5. detention pond outlet piping, outlet control structure and outfall to the Cove Ditch

The City of Billings shall be responsible for maintaining the following stormwater facilities:

1. stormdrain inlets pipes and manholes withing public right-of-ways
2. stormdrain pipe crossing private open space between Zurich Lane and Lloyd Mangrum Lane
3. culverts crossing public roads

Individual owners of each lot shall be responsible for maintenance of drainage swales crossing their property.

V. UTILITIES

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department – Distribution and Collection Division. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications. The appropriate water and wastewater construction fees and franchise fee in effect shall be submitted with the applications.

It is acknowledged that the properties subject to this Subdivision Improvements Agreement shall be subject to the appropriate water and wastewater local and interior construction fees in effect at the

time of payment. Fees shall be paid for the lots in each phase as applied for in the extension application and as per the first paragraph above.

The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development Fees in effect at the time new water and/or sanitary sewer service connections are made.

The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Billings Public Works Department, Fire Department and the Montana Department of Environmental Quality.

A. Power, Telephone, Gas, and Cable Television

10-foot-wide utility easements shall be dedicated on the plat along all road frontages within and adjacent to the subdivision, to allow for installation of power, gas, telecommunication, data, and other services.

VI. PARKS/OPEN SPACE

In accordance with Section 23-1002 of the City Subdivision Regulations, the Subdivider must dedicate park land at a proportion of 11-percent of the area of residential lots being created that are smaller than ½-acre or pay cash-in-lieu. In accordance with Section 27-800 of the City Zoning Regulations, the subdivision must provide a minimum of 2-percent of the net subdivision area as parkland or open space. This area is credited toward the parkland dedication requirements. The Subdivider must provide for a balance of 9-percent to satisfy these requirements.

The total area of residential lots created by the subdivision, smaller than ½ acre, is 16.26-acres. The total park area requirement is 1.46-acres. The Subdivider agrees to pay the City of Billings cash-in-lieu for this land amount prior to recordation of the final plat.

VII. IRRIGATION

Subdivider shall grant to the Cove Ditch Company a 60-foot-wide easement, 30-feet each side of the center line of the cove ditch, to operate and maintain the ditch.

VIII. SOILS/GEOTECHNICAL STUDY

See Section I.C of this agreement.

IX. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a special improvement district or private contracts secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said special improvement district or private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

X. LEGAL PROVISIONS APPLYING TO SUBDIVIDER

A. Subdivider agrees to guarantee all public improvements for a period of two years from the date of final acceptance by the City of Billings.

- B.** The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C.** The covenants, agreements, and all statements in this Agreement run with the land and apply to and shall be binding on the heirs, personal representatives, successors and assigns and transferees of the respective parties.
- D.** In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.
- E.** Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.
- F.** Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER"

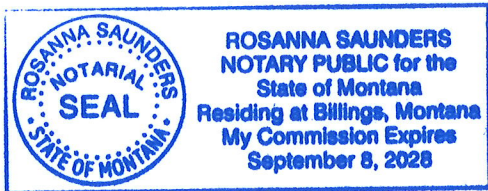
Fifty Four West Development, LLC

By: [Signature]

Its: Manager

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this 26th day of August, 2026, before me, a Notary Public in and for the State of Montana, personally appeared Mike Christensen, known to me to be the person who signed the foregoing instrument as Manager of Fifty Four West Development, LLC (Subdivider) and acknowledged to me that said corporation executed the same.



[Signature]
Notary Public in and for the State of Montana Printed
Name: Rosanna Saunders Residing
at: Billings, MT My
commission expires: Sept 8, 2028

This agreement is hereby approved and accepted by the City of Billings, this _____ day of _____, 2026.

"CITY"

CITY OF BILLINGS MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this _____ day of _____, 2026, before me, a Notary Public in and for the State of Montana, personally appeared _____ and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Billings, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Billings, Montana.

Notary Public in and for the State of Montana Printed
Name: _____ Residing
at: _____ My
commission expires: _____

Waiver of Right to Protest

FUTURE SPECIAL IMPROVEMENT DISTRICTS

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements which the City of Billings may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties, and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

This Waiver is in addition to any other recorded waiver related to the property described herein and is not intended to replace, supersede, or invalidate any such waiver.

The real property hereinabove mentioned is more particularly described as follows:

Fifty Four West Subdivision

Signed and dated this 26 day of August, 2026.

Fifty Four West Development, LLC

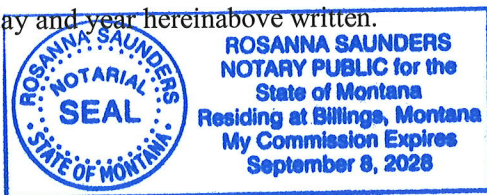
By: [Signature]

Its: Manager

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this 26th day of August, 2026, before me, a Notary Public in and for the State of Montana, personally appeared Mike Christensen, known to me to be Subdivider/Owner Name, the person who executed the forgoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.



[Signature]
Notary Public in and for the State of Montana
Printed name: Rosanna Saunders
Residing in Billings, Montana
My commission expires: Sep 8, 2028