

EXHIBIT A

BOUNDARIES OF THE DISTRICT

The following properties constitute the Big Sky County Water & Sewer District No. 363:

MADISON COUNTY

Township 6 South, Range 3 East

All of Section 19

All of Section 30

NW ¼ of Section 29

GALLATIN COUNTY

Township 6 South, Range 3 East

A part of the S½ of Section 25: Lot 5 of Minor Subdivision 259; Tract 1 of COS 1784; Tract E of the Sweetgrass Hills Subdivision

A part of Section 26: Tract 2 of COS 1701; Tract 1 of COS 1697; and Tract 1 of COS 1501

All of Section 33

A part of Section 34: Tracts of land situated in the SE¼ of Section 34 Described as Tract 1B, Certificate of Survey No. 1812, 79.579 acres; and Tract B, Certificate of Survey No. 1696, 20.009 acres; known as Aspen Groves Subdivision Phases I & II (see **ATTACHMENT A** for complete legal description)

Section 35: except Tract 2 of COS 1697; Tract 3 of COS 1502A; and Tract 4 of COS 1502A

All of Section 36

Township 6 South, Range 4 East

A part of Section 31: situated north of the US 191 Spur Road, including Tract A of COS 2216; Tract A1 of COS 1354A; and remainder parcel generally located in the NW ¼ and NW ¼ NE ¼ of Section 31

Township 7 South, Range 3 East

All of Section 1

NE ¼ of Section 2

ATTACHMENT A

BIG SKY COUNTY WATER & SEWER DISTRICT

Section 34- Boundary Description for Aspen Groves Phase I & II

The following property presently adjoins the district boundaries, more commonly known as Aspen Groves Subdivision:

A tract of land situated in the SE 1/4 of Section 34, T6S, R3E, P.M.M., Gallatin County, Montana, and being further described as follows:

Beginning at a point which is the east 1/4 of Section 34; thence from said point of beginning along the easterly line of Section 4 South 00 degrees 34 minutes 15 seconds West a distance of 122.93 feet, along a curve to the right with a radius of 220.08 feet a distance of 206.45 feet, North 60 degrees 13 minutes 11 seconds West a distance of 166.27 feet, along a curve to the left with a radius of 143.95 feet a distance of 105.74 feet South 77 degrees 41 minutes 39 seconds West a distance of 400.74 feet, along a curve to the right with a radius of 219.97 feet a distance of 249.46 feet, North 37 degrees 19 minutes and 45 seconds West a distance of 185.47 feet, South 43 degrees 32 minutes 03 seconds West a distance of 230.71 feet, along a non-tangent curve to the left with a radius of 120.00 feet a distance of 24.25 feet South 62 degrees 33 minutes 21 seconds East a distance of 116.97 feet, along a curve to the right with a radius of 180.00 feet a distance of 150.25 feet, South 14 degrees 43 minutes 43 seconds East a distance of 185.40 feet along a curve to the right with a radius of 110.42 feet a distance of 122.84 feet, South 49 degrees 00 minutes 36 seconds West a distance of 32.21 feet, along a curve to the left with a radius of 120.00 feet a distance of 189.07 feet and South 41 degrees 15 minutes 48 seconds East a distance of 288.07 feet to the Northwest corner of Tract C of Certificate of Survey No. 1696; thence along the westerly line of said Tract C South 31 degrees 21 minutes 35 seconds East a distance of 330.00 feet; thence along a curve to the left with a radius of 11.77 feet a distance of 76.82 feet; thence South 70 degrees 44 minutes 27 seconds East a distance of 193.48 feet; thence along a curve to the right with a radius of 110.00 feet a distance of 275.62 feet; thence South 71 degrees 07 minutes 25 seconds West a distance of 106.68 feet; thence South 18 degrees 52 minutes 35 seconds East a distance of 53.93 feet along a curve to the left with a radius of 120.00 feet a distance of 421.00 feet to a point on the south line of said Section 34; thence along said line North 89 degrees 34 minutes 20 seconds West a distance of 831.37 feet to the Southeast corner of Tract A of Certificate of Survey No. 1696; thence along the east and north line of said Tract North 00 degrees 19 minutes 20 seconds East a distance of 742.17 feet and North 89 degrees 34 minutes 20 seconds West a distance of 1,173.85 feet to a point on the North-South mid-section line of said Section 34; thence along said North 00 degrees 19 minutes 20 seconds East a distance of 1,838.70 feet the center 1/4 of Section 34; thence along the East-West mid-section line of said Section 34 South 89 degrees 49 minutes 33 seconds East a distance of 2,651.35 feet to the point of beginning. Said tract being acres along with and subject to any existing easements.

Big Sky county Water & Sewer District Sewer Jurisdictional Area

December 18, 2001

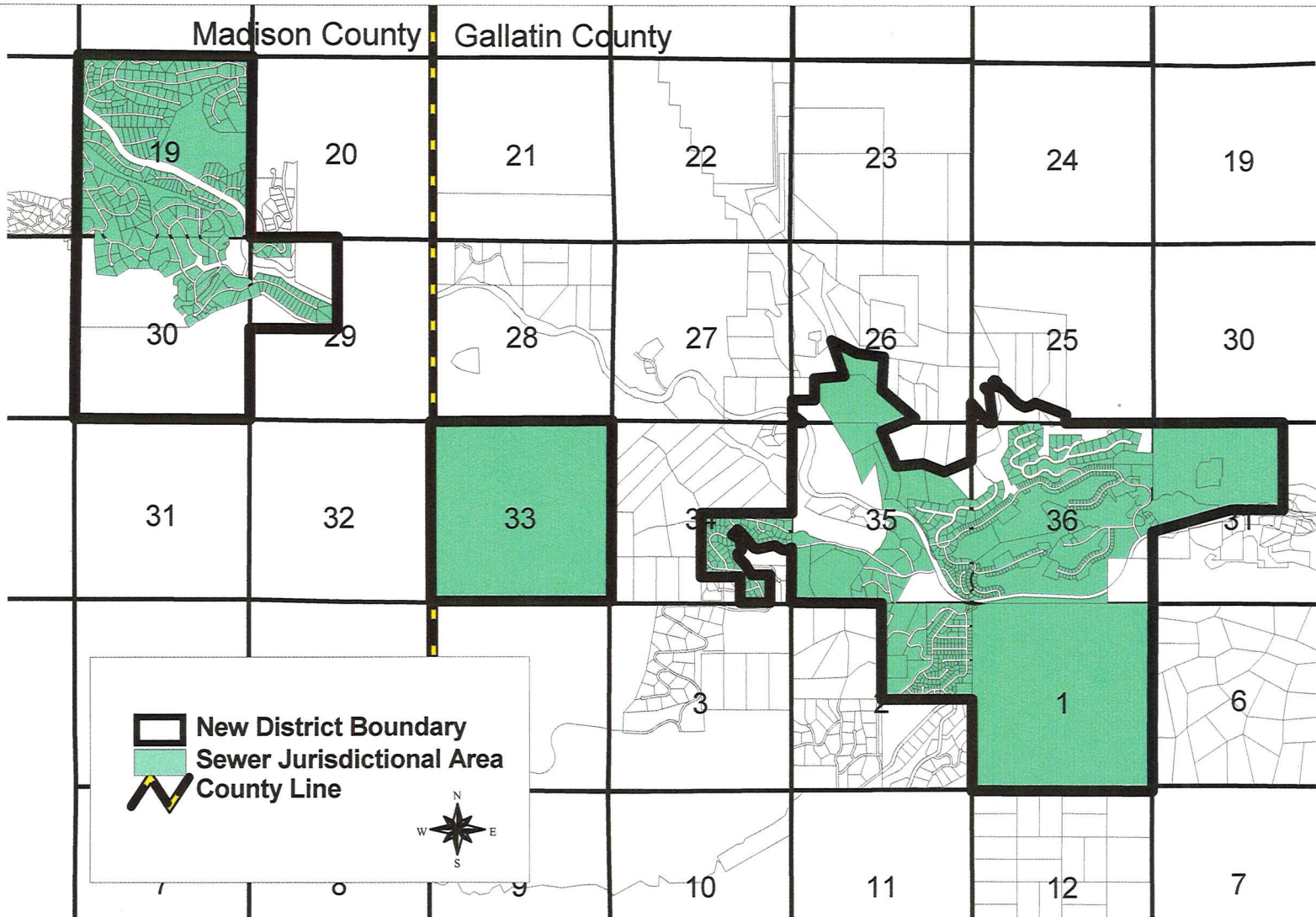


EXHIBIT C

LIST OF PROPERTIES CONSTITUTING BIG SKY SEWER SYSTEM JURISDICTIONAL AREA

GALLATIN COUNTY

Section 26, T-6-S, R-3-E, Gallatin County, Montana

Certificates of Survey: Tract 2 of COS 1701; Tract 1 of COS 1697

Section 33, T-6-S, R-3-E, Gallatin County, Montana

All of section 33, Patent 40-422, Tax No. RKE18795

Section 34, T-6-S, R-3-E, Gallatin County, Montana

Aspen Groves Subdivision, Phase 1, Plat J-240: all parcels

Aspen Groves Subdivision, Phase 2, Plat J-246: all parcels

Section 35, T-6-S, R-3-E, Gallatin County, Montana

Certificates of Survey: Tract B of COS 358A; Tract A-1 of COS 358B; Tract 2 of COS 1501;
Tract 6 of COS 1502A; Tract 7 of COS 1502A; Tract 1 remainder of COS 1468; and
Tract A of COS 1605

Northfork Creek Subdivision, Plat J-247: all parcels

Pinewood Hills Subdivision, Plat J-148: all parcels

Minor Subdivision No. 90, Lot 1

1 Lot in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Plat 153-215, Tax No. RKE19339

Section 36, T-6-S, R-3-E, Gallatin County, Montana

Certificates of Survey: COS 209, Tract 5 of COS 1502A, and COS 409

Sweetgrass Hills Subdivision, Plat H-36: all parcels except Tract D, Tract E, Tract H20, Tract
H21

Meadow Village Subdivision, Plats H14 & H23: all parcels except the remainder parcel of
Tract A in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36

Meadow Village Subdivision, Second Filing, Plat I-12: all parcels except the remainder of
Tract D

Meadow Village 25 Lot Addition, Plat J-157: all parcels

Minor Subdivision 91 & 91A, Lots 1A, 2, 3, 4, 5

Remainder parcel, 17 FM 405 PLAT

Section 31, T-6-S, R-4-E, Gallatin County, Montana

Certificates of Survey: Tract A of COS 2216, Tr A1 of COS 1354A

Remainder parcel in the NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$, 6 FM 1074, Tax No. RKF19143

Section 1, T-7-S, R-3-E, Gallatin County, Montana

All of Section, Patent 56-1, Tax No. RLE19141 ¹

¹ This parcel has been submitted to Gallatin County for final plat approval as the Town Center Subdivision. After final plat approval, all parcels recorded under the Town Center Subdivision will be included in the Sewer System Jurisdictional Area.

Section 2, T-7-S, R-3-E, Gallatin County, Montana

Certificates of Survey: COS 214
Westfork Meadows Subdivision, Plat I-37: all parcels
South Fork Subdivision, Phase 1, Plat J-233: all parcels
South Fork Subdivision, Phase 2, Plat J-254: all parcels
South Fork Subdivision, Phase 4, Plat J-324: all parcels
Blue Grouse Hills Subdivision, Phase 1, Plat J-161: Lot 1
Blue Grouse Hills Subdivision, Phase 2, Plat J-225: all parcels
1 Lot in the SE¼ NE¼, Plat 154-346, Tax No. RLE18925
Remainder parcel, 52 FM 2350, in the SW¼ NE¼, Tax No. RKE18356²

MADISON COUNTY

Section 19, T-6-S, R-3-E, Madison County, Montana

Cascade Subdivision: All parcels on the following plats
Cascade Subdivision, Block 1, Book 4 Page 76 & 76A; and Block 1 Amended, Book 4
Page 153-153A
Cascade Subdivision, A Portion of Tract 5 and Tract A of Block 1 Amended, Book 4
Page 327
Cascade Subdivision, A Portion of Tract 2 and Tract 3 of Block 1 Amended, Book 4 Page
357
Cascade Subdivision, Tract 7, Block 1 Amended, Book 4 Page 309
Cascade Subdivision, Block 2, Book 4 Page 77
Cascade Subdivision, Block 3, Page 78
Cascade Subdivision, Lots 241, 244, 253, 254, 255, 258 and 262 Block 3 and Lots 264,
266, 268 thru 276, 287 thru 290, 294 thru 298, 301, 302 and 303, Tracts 12, A, C and
D Block 4; Book 4 Page 358
Cascade Subdivision, Lots 188 through 235, Block 3 Amended, Book 4 Page 405
Cascade Subdivision, Lots 80-92 and 98-109, Block 2 and Lots 130-139 and 236-237,
Block 3 Amended, Book 4 Page 409
Cascade Subdivision, Block 4, Book 4 Page 79
Cascade Subdivision, Block 5, Book 4 Page 80
Cascade Subdivision, Block 6, Book 4 Page 81 and Block 6 Amended; Block 6
Amended, Book 4 Page 112

Section 30, T-6-S, R-3-E, Madison County, Montana

Custer Minor Subdivision (Lake Condominiums), Book 4 Page 173 - 175; Book 4 Page 373;
and Book 6 Page 445 & 453: All parcels
Mountain Village Subdivision, Phase I, Book 4 Page 334: All parcels

Madison County Condominiums:

Arrowhead Condominiums, Book 6 Page 404-405A: All phases & units
Beaverhead Condominiums Subdivision Plat, Book 4 Page 176: All phases & units
Big Horn Condominiums, Book 6 Page 448-449: All phases & units
Cedar Creek Condominiums, All phases & units

² This parcel has been submitted to Gallatin County for final plat approval as South Fork Subdivision, Phase 3. After final plat approval, all parcels recorded under South Fork Subdivision, Phase 3 will be included in the Sewer System Jurisdictional Area.

Hill Condominiums, Book 6 Page 195: All phases & units
Lake Condominiums, Book 6 Page 440-441: All phases & units
Powder Ridge Cabins, All phases and cabins
Snowcrest Condominiums, Book 6 Page 454: All phases & units
Snowflake (Skycrest) Condominiums, Book 6 Page 439: All phases & units
Shoshone Condominiums, Book 6 Page 444: All phases & units
Stillwater Condominiums: All phases & units
Summit Condominiums: All phases & units

EXHIBIT D

NOTICE

BIG SKY COUNTY WATER & SEWER DISTRICT NO. 363, MONTANA SEWER SYSTEM JURISDICTIONAL AREA WASTEWATER INDEBTEDNESS ELECTION

NOTICE IS HEREBY GIVEN by the Board of Directors (the "Board") of Big Sky County Water & Sewer District No. 363, Montana (the "District"), that pursuant to a certain resolution duly adopted at a regular meeting of the Board on December 18, 2001, which resolution is available for public inspection, a mail ballot election of the registered voters of the Sewer System Jurisdictional Area of the District will be held on February 27, 2002 for the purpose of voting on the question of whether or not the Board shall be authorized to issue general obligation bonds of the District in an amount not to exceed Thirteen Million Five Hundred and No/100 Dollars (\$13,500,000) for the purpose of paying the costs of financing, designing, constructing and installing a wastewater treatment plant, wastewater force main, pumping station(s) and related improvements and appurtenances to the District wastewater system (the "Project"), and to pay costs associated with the sale and issuance of the bonds.

The Bonds shall be payable over a term not to exceed twenty (20) years from an ad valorem property tax levied against all properties in the Sewer System Jurisdictional Area and other available revenues of the Sewer System and the Sewer System Jurisdictional Area, except that all property in the Sewer System Jurisdictional Area currently owned by Westland Enterprises, Inc. and TM Land Partners Limited consisting of lands located in Section 31, Township 6 South, Range 4 East, and Section 1, Township 7 South, Range 3 East, as more specifically described in the Gallatin County Clerk and Recorder's office (the "Westland Property") will not be taxed to pay principal of and interest on the bonds pursuant to an order of the Supreme Court dated June 2, 1989. Every registered elector owning or residing upon real property in the Sewer System Jurisdictional Area shall be entitled to vote.

The Sewer System Jurisdictional Area is described as follows:

GALLATIN COUNTY

Section 26, T-6-S, R-3-E, Gallatin County, Montana

Certificates of Survey: Tract 2 of COS 1701; Tract 1 of COS 1697

Section 33, T-6-S, R-3-E, Gallatin County, Montana

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South Fork Subdivision, Phase 2, Plat J-254: all parcels

South Fork Subdivision, Phase 4, Plat J-324: all parcels

Blue Grouse Hills Subdivision, Phase 1, Plat J-161: Lot 1

Blue Grouse Hills Subdivision, Phase 2, Plat J-225: all parcels

1 Lot in the SE¼ NE¼, Plat 154-346, Tax No. RLE18925

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Cascade Subdivision, A Portion of Tract 2 and Tract 3 of Block 1 Amended, Book 4 Page 357

Cascade Subdivision, Tract 7, Block 1 Amended, Book 4 Page 309

Cascade Subdivision, Block 2, Book 4 Page 77

Cascade Subdivision, Block 3, Page 78

Cascade Subdivision, Lots 241, 244, 253, 254, 255, 258 and 262 Block 3 and Lots 264, 266, 268 thru 276, 287 thru 290, 294 thru 298, 301, 302 and 303, Tracts 12, A, C and D Block 4; Book 4 Page 358

Cascade Subdivision, Lots 188 through 235, Block 3 Amended, Book 4 Page 405

Cascade Subdivision, Lots 80-92 and 98-109, Block 2 and Lots 130-139 and 236-237, Block 3 Amended, Book 4 Page 409

Cascade Subdivision, Block 4, Book 4 Page 79

Cascade Subdivision, Block 5, Book 4 Page 80

Cascade Subdivision, Block 6, Book 4 Page 81 and Block 6 Amended; Block 6 Amended, Book 4 Page 112

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Cedar Creek Condominiums, All phases & units

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Snowcrest Condominiums, Book 6 Page 454: All phases & units

Snowflake (Skycrest) Condominiums, Book 6 Page 439: All phases & units

Shoshone Condominiums, Book 6 Page 444: All phases & units

Stillwater Condominiums: All phases & units

Summit Condominiums: All phases & units

A map of the Sewer System Jurisdictional Area is on file with the District Secretary.

³ This parcel has been submitted to Gallatin County for final plat approval as the Town Center Subdivision. After final plat approval, all parcels recorded under the Town Center Subdivision will be included in the Sewer System Jurisdictional Area.

⁴ This parcel has been submitted to Gallatin County for final plat approval as South Fork Subdivision, Phase 3. After final plat approval, all parcels recorded under South Fork Subdivision, Phase 3 will be included in the Sewer System Jurisdictional Area.

The election will be conducted solely by mail ballot. Ballots will be mailed to all eligible registered voters in the Sewer System Jurisdictional Area on February 7, 2002, and must be returned by each voter, to the County Election Administrator's Office by mail or in person to the Gallatin County Courthouse, 311 West Main Street, Room 204, Bozeman, Montana, during regular business hours (8:00 a.m. to 5:00 p.m.), weekdays, February 8, 2002 through February 26, 2002.

On Election Day, February 27, 2002, the only place for deposit of voted ballots will be the office of the County Election Administrator at Gallatin County Courthouse, 311 West Main Street, Bozeman, Montana, which will be open from 8:00 a.m. to 8:00 p.m., and all ballots must be in that office by 8:00 p.m. in order to be counted. All ballots will be tallied in the office of the County Election Administrator after 8:00 p.m. on February 27, 2002.

A qualified voter who will be absent from the Sewer System Jurisdictional Area during the time the election is being conducted may:

- (a) vote in person in the office of the County Election Administrator as soon as the ballots are available and until noon on February 6, 2002; or
- (b) make a written request prior to noon on February 6, 2002, signed by the applicant and addressed to the office of the County Election Administrator, that the ballot be mailed to an address other than that which appears on the registration records. All ballots to be mailed will be mailed no later than February 7, 2002.

An elector may obtain a replacement ballot if his ballot is destroyed, spoiled, lost, or not received by the elector by personally appearing at the office of the County Election Administrator and by:

- (a) signing an affidavit form stating the reason for the request for replacement; and
- (b) if the reason given for replacement is "spoiled ballot," by returning the spoiled ballot to the office of the County Election Administrator.

DATED this _____ day of December, 2001.
