

Down town BOZEMAN

URBAN RENEWAL DISTRICT BOUNDARY

Beginning at the southeast corner of Block D, Tracy's 3rd Addition to the City of Bozeman, Montana; thence easterly along the north right-of-way line of Lamme Street a distance of 384-feet to the southwest corner of Block B of said Tracy's 3rd Addition; thence southerly along the east right-of-way line of Grand Avenue a distance of 200-feet to the north line of the alley in Block B, Tracy's 2nd Addition to the City of Bozeman; thence easterly along the north line of the alleys in Blocks B and A of said Tracy's 2nd Addition a distance of 668-feet to the west right-of-way line of Tracy Avenue; thence northerly along said west line of Tracy Avenue a distance of 140-feet to the northeast corner of Block A of said Tracy's 2nd Addition; thence northerly a distance of 60.3-feet to the southeast corner of Lot 3 of the amended plat of Block A of said Tracy's 3rd Addition; thence northerly along the east line of said Lot 3 a distance of 50.7-feet; thence easterly a distance of 53.8-feet to the southwest corner of Block M of Original Townsite, City of Bozeman; thence easterly along the north right-of-way line of Lamme Street a distance of 377-feet to the southwest corner of Block L of said Original Townsite; thence southerly along the east right-of-way line of Black Avenue a distance of 210-feet to the southwest corner of Lot 22, Block H, of said Original Townsite; thence easterly along the north line of the alleys in Blocks H and I of said Original Townsite a distance of 895-feet to the west right-of-way line of Rouse Avenue; thence northerly along said west line of Rouse Avenue a distance of 210.1-feet to the southeast corner of Block K of said Original Townsite; thence easterly along the north right-of-way line of Lamme Street a distance of 494.2-feet to the southwest corner of Block 2, Babcock and Davis Addition to the City of Bozeman; thence southerly along the east right-of-way line of Church Avenue a distance of 380-feet to the southwest corner of Block H, Rouse's Addition to the City of Bozeman; thence easterly along the north right-of-way line of Mendenhall Street a distance of 892-feet to the southwest corner of Block 32, Northern Pacific Addition to the City of Bozeman; thence southeasterly along the north right-of-way line of Mendenhall Street a distance of 237.6-feet to the southeast corner of said Block 32, Northern Pacific Addition; thence easterly a distance of 71-feet more or less to the southwest corner of Block 33 of said Norther Pacific Addition; thence southwesterly along the east right-of-way line of Broadway Avenue a distance of 370.1-feet more or less to the southwest corner of Block 30 of said Northern Pacific Addition; thence southeasterly a distance of 94.2-feet more or less to the northwest corner of Lindley Park; thence southerly along the westerly line of Lindley Park a distance of 313.5-feet; thence westerly along the Lindley Park property line a distance of 250-feet to a point on the east right-of-way line of vacated Ida Street; thence S 00°45'05" W along said east line of vacated Ida Street a distance of 684-feet, to the south right-of-way line of vacated Curtiss Street; thence S 89°13'47" W along said south line of vacated Curtiss Street a distance of 133.77-feet; thence S 23°10'38" W a distance of 39.01-feet; thence S 37°19'25" W a

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distance of 125.80-feet; thence S 17°01'59" W a distance of 47.36-feet; thence S 32°52'38" W a distance of 95.44-feet; thence S 23°59'25" W a distance of 39.99-feet to a point on the east line of Block F, Rouse's 2nd Addition to the City of Bozeman; thence S 00°04'23" E along said east line of Block F of Rouse's 2nd Addition a distance of 366.58-feet; thence S 89°13'53" W along the south line of said Block F of Rouse's 2nd Addition a distance of 120-feet; thence S 00°09'25" W along the east line of vacated Wallace Avenue a distance of 295.24-feet to a point on the north line of Electric Heights Addition to the City of Bozeman; thence S 89°59'50" W along said north line of Electric Heights Addition a distance of 381.17-feet; thence S 35°24'06" W a distance of 119.61-feet to a point on the east right-of-way line of Church Avenue; thence northerly along said east line of Church Avenue a distance of 385.48-feet more or less to the south line of Block E of said Rouse's 2nd Addition; thence N 89°13'53" E along said south line of Block E, Rouse's 2nd Addition a distance of 168.10-feet; thence N 37°42'44" E a distance of 53.96-feet to a point on the west line of the alley in said Block E, Rouse's 2nd Addition; thence S 00°00'41" W along said west alley line a distance of 42.24-feet; thence N 89°13'53" E a distance of 25-feet; thence N 00°00'41" E along the east line of said alley in Block E, Rouse's 2nd Addition, a distance of 302.18-feet; thence N 89°13'35" E along the line common to Lots 31 and 30, Block E, Rouse's 2nd Addition, a distance of 164.97-feet to a point on the west right-of-way line of Wallace Avenue; thence northerly along said west line of Wallace Avenue a distance of 1020-feet to the northeast corner of Block A of said Rouse's 2nd Addition; thence westerly along the south right-of-way line of Babcock Street a distance of 392-feet to the northwest corner of said Block A of Rouse's 2nd Addition; thence southerly along the east right-of-way line of Church Avenue a distance of 170-feet; thence westerly a distance of 210-feet to a point on the east line of the north/south alley in Block A, Harper's Addition to the City of Bozeman; thence northerly along said east line of the north/south alley in Block A, a distance of 10-feet; thence westerly along the south line of the east/west alley in said Block A of Harper's Addition a distance of 244-feet to the east right-of-way line of Rouse Avenue; thence southwesterly a distance of 58.8-feet to a point on the west right-of-way line of Rouse Avenue, said point being 150-feet north of the north right-of-way line of Olive Street; thence westerly along a line 150-feet north of and parallel to the north line of Olive Street a distance of 521-feet to the east right-of-way line of Bozeman Avenue; thence westerly 57-feet to a point on the west right-of-way line of Bozeman Avenue, said point being 51-feet north of the northeast corner of Lot A of Certificate of Survey No. 490; thence along the southerly property line of the property currently owned by Bozeman Elks Lodge No. 463 the following metes and bounds: westerly 37-feet, southerly 1.5-feet, westerly 138.67-feet, southerly 12.5-feet, and westerly 118.86-feet to a point on the east right-of-way line of Black Avenue; thence westerly a distance of 58-feet to a point on the west right-of-way line of Black Avenue; thence northerly along said west line of Black Avenue a distance of 164-feet to the south right-of-way line of Babcock Street; thence westerly along said

south line of Babcock Street a distance of 1055.98-feet to the east right-of-way line of Grand Avenue; thence southerly along said east line of Grand Avenue a distance of 360-feet to the south right-of-way line of Olive Street; thence westerly along said southerly line of Olive Street a distance of 621-feet to the west right-of-way line of Fourth Avenue; thence northerly along said west line of Fourth Avenue a distance of 382.5-feet to the south right-of-way line of Babcock Street; thence westerly along said south line of Babcock Street a distance of 405-feet more or less to the west right-of-way line of Fifth Avenue extended; thence northerly along said west line of Fifth Avenue a distance of 336-feet to the northeast corner of Block E, Story's Addition to the City of Bozeman; thence northeasterly a distance of 91.6-feet more or less to the southeast corner of Block E, Tracy's Addition to the City of Bozeman; thence northerly along the west right-of-way line of Fifth Avenue a distance of 160-feet; thence easterly along the north line of the alley in Block D of said Tracy's Addition a distance of 338-feet to the southwest corner of Lot 34 of said Block D of Tracy's Addition; thence northerly along the west line of said Lot 34 a distance of 191-feet more or less to a point on the north right-of-way line of Mendenhall Street; thence easterly along said north line of Mendenhall Street a distance of 252-feet to the west right-of-way line of Third Avenue; thence northerly along said west line of Third Avenue a distance of 360-feet to the southeast corner of Block D of Tracy's Third Addition to the City of Bozeman, the point of beginning.

Legal Description of the North 7th Urban Renewal District Boundary

Beginning at the point of the southeast corner of Lot 7 Block 1 of the Springbrook Addition thence westerly approximately 270 feet to the southwest corner of Lot 17 Block 1 of the Springbrook Addition, thence westerly approximately 30 feet to the centerline of North 8th Avenue, thence northerly approximately 1,292 feet to the centerline of West Villard Street thence easterly approximately 30 feet to the southwest corner of Lot 8 of the Durston Subdivision, thence northerly approximately 665 feet, thence westerly approximately 4 feet, thence northerly approximately 214 feet to the centerline of West Peach Street, thence westerly approximately 65 feet to the southwest corner of Lot 18 Block 1 of Durstons Second Subdivision, thence northerly approximately 1980 feet to the southwest corner of Lot 3 Block 2 of the Vista Addition, thence easterly approximately 150 feet to the southwest corner of Lot 2 Block 2 Vista Subdivision, thence northerly approximately 645 feet to the northwest corner of Lot 14 Block 1 Vista Addition, thence westerly approximately 1246 feet along the southern boundary of the Oak Street right-of-way to the northwest corner of Tract 1 of C.O.S. 2082, thence northerly approximately 1706 feet down the centerline of North 11th Avenue to the south boundary of the Baxter Lane right-of-way, thence northerly approximately 70 feet across the Baxter Lane right-of-way, thence northerly approximately 170 feet across the MDOT right-of-way for Interstate 90 to the southwest corner of Lot 2 of the Wheat Commercial Subdivision, thence northwesterly approximately 1000 feet along the southern boundary of Tract A of C.O.S. 391A to the westernmost point, thence easterly approximately 800 feet to the northwest corner of Lot 1 of the Wheat Commercial Subdivision, thence easterly approximately 789 feet to a point approximately 25 feet from the northeast corner of Lot 12 of the Wheat Commercial Subdivision, thence northerly approximately 965 feet to the northwest corner of Lot 3 of the Gordon Mandeville School Section Subdivision, thence easterly approximately 440 feet to the west boundary of the North 7th Avenue right-of-way boundary, thence northerly approximately 1760 feet to a point where the west boundary of the North 7th Avenue right-of-way intersects the Burlington Northern right-of-way, thence southeasterly approximately 1,408 feet along the Burlington Northern right-of-way to the southeast corner of Lot 18A of the Amended Plat of the Gordon Mandeville State School Section Subdivision, thence westerly approximately 200 feet to the northeast corner of Lot 17 of the Gordon Mandeville School Section Subdivision, thence southerly approximately 481 feet to the southwest corner of Lot 20 of the Gordon Mandeville School Section Subdivision, thence southwesterly approximately 107 feet to the southeast corner of Lot 16 of the Gordon Mandeville School Section Subdivision, thence westerly approximately 260 feet to the northeast corner of Lot 15B of Minor Subdivision #49, thence southerly approximately 686 feet to a point along the north boundary of Lot 20 of the Industrial Park Subdivision approximately 20 feet west of the northeast corner of said lot, thence westerly approximately 340 feet to the northeast corner of Lot 22 of the Industrial Park Subdivision, thence southerly approximately 698 feet to the southwest corner of Lot 14 of the Industrial Park.

Description of the Proposed NE Urban Renewal District

Beginning at the point of the southeast corner of Lot 12 Block 15 of the Imes Addition; thence southerly along the west right-of-way line of North Rouse Avenue approximately 1,530 feet to the northeast corner of the north 81 feet of Tract 1 Block 9 of Beall's First Addition; thence easterly approximately 60 feet to the western property line of Tract 2 Block 1 of Perkins and Stone Addition; thence northerly along the east right-of-way line of North Rouse Avenue approximately 32 feet to the northwest corner of Tract 2 Block 1 of Perkins and Stone Addition; thence easterly along the south right-of-way line of East Peach Street approximately 397 feet to the northwest corner of Tract 2 Block 6 of the Babcock and Davis Addition; thence southerly along the east right-of-way line of North Church Avenue approximately 117 feet to the southwest corner of Tract 2 Block 6 of the Babcock and Davis Addition; thence easterly approximately 194 feet to the southeast corner of Tract 2 Block 6 of the Babcock and Davis Addition; thence southerly approximately 55 feet to the southeast corner of Tract 3 Block 6 of the Babcock and Davis Addition; thence westerly approximately 10 feet to the northeast corner of Tract 4 Block 6 of the Babcock and Davis Addition; thence southerly approximately 111 feet to the southeast corner of Tract 7 Block 6 of the Babcock and Davis Addition; thence easterly approximately 264 feet to the western property line of the West ½ of Lot 3 Block 7; Tract 2 of the Babcock and Davis Addition; thence northerly along the eastern right-of-way line of North Wallace Avenue approximately 284 feet to the northwest corner of the west end of Tract 2 Lot 6, and the north 5 feet of Lot 5 Block 7 of the Babcock and Davis Addition; thence easterly along the southern right-of-way line approximately 817 feet to the western property line of Lot 33 Block 53 of the Northern Pacific Addition; thence northeasterly along the eastern right-of-way line of Plum Avenue approximately 555 feet to the centerline of the current main railroad track; thence northwesterly along the centerline of the current main railroad track approximately 1,280 feet; thence westerly approximately 177 feet to the northeast corner of Lot 1 of the Amended Plat C-23-W of the Northern Pacific Addition; thence southerly along the west right-of-way line of North Wallace Avenue approximately 393 feet to the southeast corner of Lot 17 Block 110 of the Northern Pacific Addition; thence westerly along the north right-of-way line of East Tamarack Street approximately 400 feet to the southwest corner of Lot 1 of the Amended Plat C-23-W of the Northern Pacific Addition; thence northerly along the east right-of-way line of North Church Avenue approximately 360 feet to the property line of Lot 1 of the Amended Plat C-23-W of the Northern Pacific Addition; thence westerly approximately 430 feet along the north right-of-way line of East Juniper Street to the southeast corner of Lot 12 Block 15 of the Imes Addition, the point of beginning.