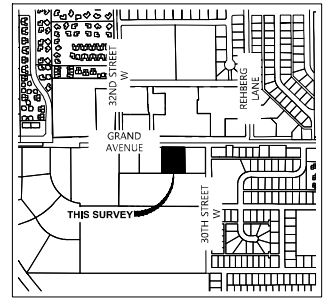


PRELIMINARY PLAT OF CARDWELL RANCH SUBDIVISION, SECOND FILING

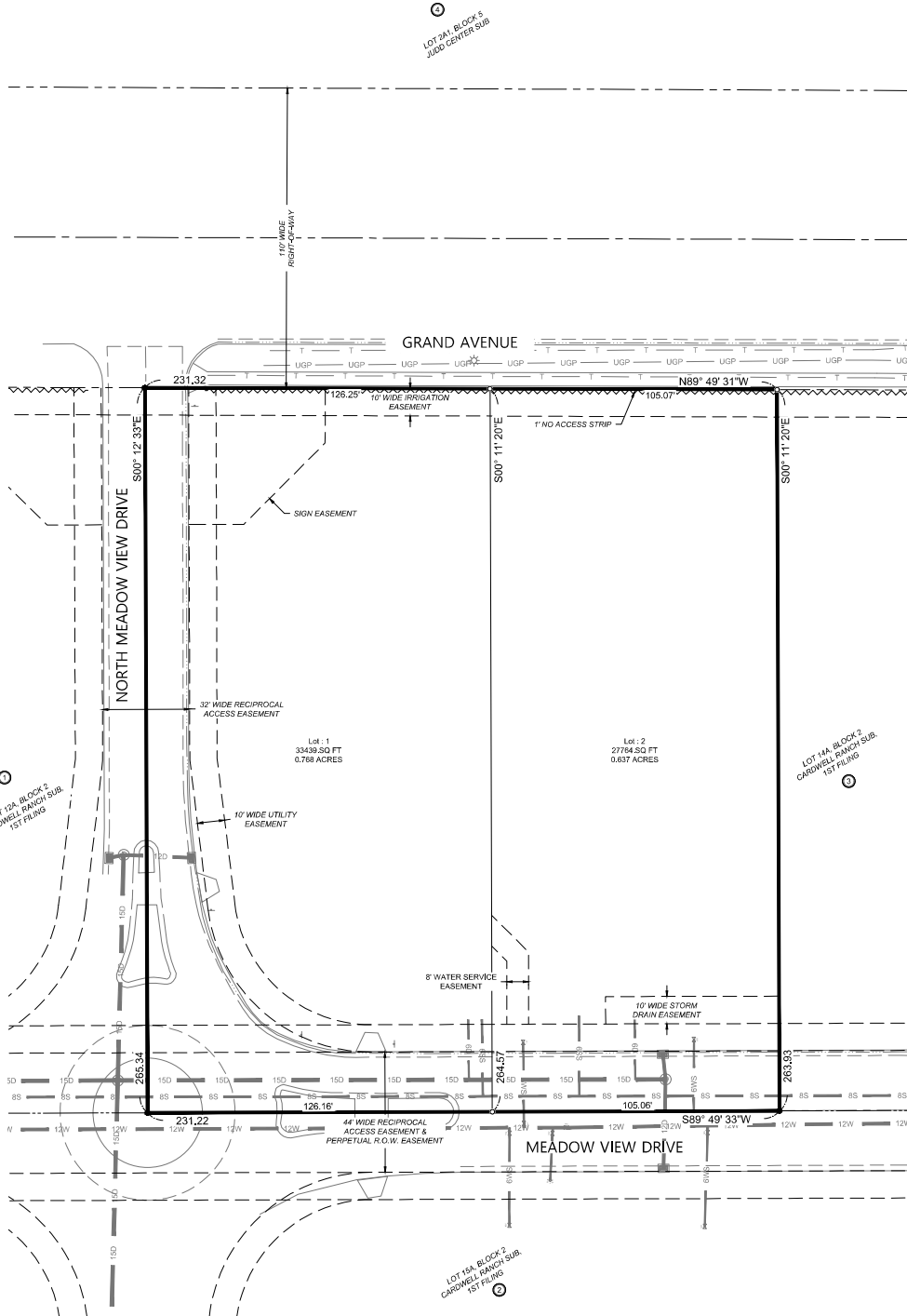
BEING LOT 13A OF THE AMENDED CARDWELL RANCH SUBDIVISION, 1ST FILING
LOCATED IN THE NW 1/4 OF SECTION 1, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M.,
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



PREPARED FOR : EIG4T NOVA MT BILLINGS LLC
PREPARED BY : PERFORMANCE ENGINEERING, LLC
DATE OF SURVEY : AUGUST 2022



VICINITY MAP



ADJOINING LANDOWNER INFORMATION

- ① CBM REAL ESTATE, LLC
1215 24TH STREET WEST, SUITE 204
BILLINGS, MONTANA 59102
- ② YEGEN GRAND AVE FARM, INC.
P.O. BOX 959
BILLINGS, MONTANA 59103
- ③ STEVEN J CORNING AND LILLIAN CORNING THOMPSON
P.O. BOX 80510
BILLINGS, MONTANA 59108
- ④ MILLINGTON FAMILY PARTNERSHIP, LP
ALBERTSONS COMPANIES
C/O PARADIGM TAX GROUP
P.O. BOX 920728
DALLAS, TEXAS 75380

SITE DATA

EXISTING LAND USE	..	VACANT
EXISTING ZONING	..	PLANNED UNIT DEVELOPMENT
PROPOSED LAND USE	..	COMMERCIAL
PROPOSED ZONING	..	PLANNED UNIT DEVELOPMENT
TOTAL LOTS IN SUBDIVISION	..	2
GROSS AREA	..	1,405 ACRES
RIGHT-OF-WAY	..	0 ACRES
LINEAL FEET OF STREETS	..	0 LF
NET AREA OF LOTS	..	1,405 ACRES
PARKLAND REQUIRED	..	NONE
PARKLAND DEDICATED	..	NONE