

**THE RANCH AT BRECKENRIDGE  
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as The Ranch at Breckenridge is approved this 23th day of November, 1992 by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County," for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property." This designation establishes the general uses which shall be permitted on the Property, a general development plan and a statement of development guidelines and conditions which must be adhered to by The Denali Land Group hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the Owner/Developer.

**A. PERMITTED USES AND DEVELOPMENT PLAN**

Use and development of the property shall be in accordance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

**1. Permitted Uses**

Permitted uses shall be as follows: Twenty-eight (28) single family residential units and one restored historical cabin to be used as an entry feature. No cabins may be used for residences or other purposes. Other historic cabins may be restored in cooperation with the Summit Historical Society.

**2. Accessory and Conditional Uses**

Allowable accessory and/or conditional uses shall be those uses described as accessory and/or conditional uses in the RU (Rural Residential) zone district in Section 3404 of the Summit County Land Use and Development Code now in effect of hereafter amended except as otherwise stated in this document. Approval of accessory and/or conditional uses shall go through the same process and procedures as described in the Summit County Land Use and Development Code.

**3. Accessory Apartments**

A total of 18 accessory apartments meeting all requirements of Section 3801 are permitted uses. Accessory apartments shall be allocated on a first-come first-serve basis. Approval shall be issued at the time building permits are issued. If additional water rights are obtained, additional accessory apartments may be permitted.

**4. Animal Keeping**

Animal keeping shall be restricted the same as in the RU zone district as described in the Summit County Land Use and Development Code, Section 3802, as now in effect or hereafter amended except as otherwise stated in this document. Dogs shall be restrained at all times by means of fenced yard, pen, run or leash.

4 3 5 9 2 9  
DORIS L. BRILL

1993 JAN - 6 P 1:40  
SUMMIT COUNTY RECORDER

## B. DEVELOPMENT STANDARDS

### 1. Building Height

Building heights shall not exceed 35 feet as defined in the Summit County Land Use and Development Code.

### 2. Setbacks

Setbacks for structures shall be 50 feet from all property lines except as may be provided by the building envelopes established on the final subdivision plat for the property.

### 3. Parking

No parking shall be allowed within any County road right-of-way or common driveway. At least two parking spaces for each dwelling unit shall be provided in conformance with all requirements of the Summit County Land Use and Development Code.

### 4. Designated Open Space Areas

a. **Open space areas:** Areas outside of designated building envelopes shall remain open and free from all improvements except landscaping, utilities and access routes.

b. **Public use areas:** Pursuant to Section 8601 of the Summit County Land Use and Development Code the Owner/Developer is required to provide lands for public use. The Owner/Developer shall dedicate a five acre parcel around the Sallie Barber Mine site and a ten-foot-wide public pedestrian/bicycle easements in the areas indicated on Exhibit B. All dedication or improvements shall be in lieu of the payment of Public Use Area Fees. Such credit shall meet all requirements of Section 8601.

## C. REQUIRED IMPROVEMENTS

Public utilities, improvements and services are to be provided in the development of the property as set forth in this section. Detailed specifications and time schedules for their construction shall be set forth in the Improvements Agreement required as a condition of final plat approval. All utility lines will be located underground.

### 1. Access

Access to the property and all building sites shall be provided by roads and driveways built to all County standards including grade and site distance. Final road designs shall be approved by the County Engineer prior to approval of final plat. The County reserves the right to accept or reject responsibility for road maintenance on all dedicated public roads.

### 2. Water Systems

Water supply shall be provided by on-site wells subject to approval by the State Division of Water Resources. The water supply system shall provide adequate fire flows as determined by the Red, White and Blue Fire District in accord with fire mitigation requirements.

### 3. Sewer Systems

Sewage disposal shall be provided by on-site septic systems subject to the approval of the County Environmental Health Division.

**4. Fire Protection**

The entire property is located within the Red, White and Blue Fire Protection District. All development on the property shall meet all fire protection requirements of the District in accordance with fire mitigation requirements.

**5. Landscaping/Reclamation**

Reclamation of disturbed areas including mine sites, exploration holes and tailings areas located near roads and homesites shall be completed prior to approval of a final plat for the property or provided for in the subdivision improvements agreement as may be required by the County Engineer. All disturbed areas shall receive a minimum of four inches of topsoil and short grass/perennial flower mix. A landscape plan shall be provided for County approval prior to issuance of grading permits. Cut or fill spaces greater than 2:1 shall receive erosion control netting.

**6. North Fuller Placer and Baldy Road Improvements**

The Owner/Developer acknowledges the improvements to North Fuller Placer Baldy Road will be necessary in the future. It is understood that the developer and other adjacent landowners will benefit from any improvement of Baldy Road. The Owner/Developer agrees to participate in any local improvements district formed to upgrade Baldy Road or record a covenant for each property ownership in the subdivision requiring each lot to join a future improvement district formed by the County to improve Baldy Road.

**E. GENERAL PROVISIONS**

**1. Enforcement**

The provisions of the planned unit designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants and owners of the planned unit development, but only to the extent expressly provided in, and in accordance with the terms of, the planned unit development designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the planned unit development shall run in favor of the County.

**2. Breach of Provisions of PUD Designation**

If at any time any provision or requirements stated in the planned unit development designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the County shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

**3. Binding Effect**

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

**4. Amendments**

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at CRS 24-67-106(3)(b).

**5. Notices**

All notices required by this designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:

Board of County Commissioners  
P.O. Box 68  
Breckenridge, CO 80424

Notice to Owner/Developer

The Denali Land Group  
PO Box 557  
Breckenridge, CO 80424

All notices so given shall be considered delivered three days after the mailing thereof. Either party, by notice so given, may change the address to which future notices shall be sent.

**6. Entire Designation**

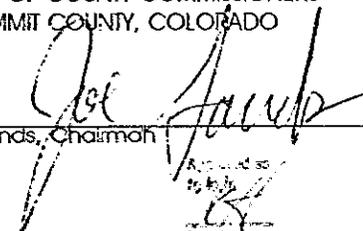
This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to The Ranch at Breckenridge Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for amending planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

**7. Effective Date**

This designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

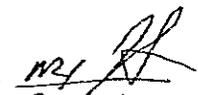
IN WITNESS WHEREOF, the County and the Owner/Developer have executed this Designation as of the date first written above.

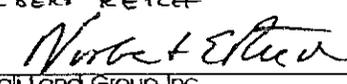
BOARD OF COUNTY COMMISSIONERS  
OF SUMMIT COUNTY, COLORADO

  
\_\_\_\_\_  
Joe Sands, Chairman

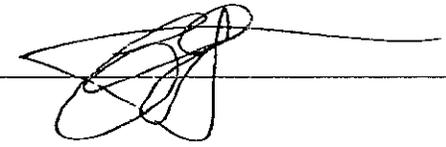
ATTEST:

  
\_\_\_\_\_  
Doris L. Brill, Clerk and Recorder

BY: Brian Startt   
BY NORBERT REICHT

  
\_\_\_\_\_  
The Denali Land Group Inc.

ATTEST:

  
\_\_\_\_\_

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LANGSAM TRACT BOUNDARY

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 4 OF TOWNSHIP 7 SOUTH, RANGE 77 WEST AND IN SECTION 33 OF TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO AND INCLUDING ALL OF, OR A PORTION OF THE FOLLOWING MINING CLAIMS:

CROESUS NO. 0 LODE	9913
CROESUS NO. 1 LODE	9913
CROESUS NO. 2 LODE	9913
CROESUS NO. 3 LODE	9913
CROESUS NO. 4 LODE	9913
PART OF THE CROESUS NO. 5 LODE	15281
PART OF THE CROESUS NO. 6 LODE	15281
PART OF THE BELLEVUE MILL SITE	18129-A
SAN JUAN LODE	2648
GENERAL JACKSON PLACER	2806
PART OF THE GEORGE RIDDLE et al. PLACER	3207
PART OF THE CALIFORNIA LODE	3587
CADIZ LODE	3588
PART OF THE BELCHER LODE	3590
PART OF THE ALAMEDA LODE	3592
PART OF THE KENTUCKY LODE	3593
SALLIE BARBER LODE	3718
CUMBERLAND LODE	3906
FIRST DISCOVERY LODE	3907
HALIFAX LODE	3908
AUSTRALIA GULCH PLACER	16110
Q LODE	16648
R LODE	16648
S LODE	16648
T LODE	16648
PART OF THE V LODE	16648
GOLD PAN LODE	18129-A
GOLD PAN NO. 2 LODE	18129-A
GOLD PAN NO. 4 LODE	18129-A
LITTLE SALLIE BARBER LODE	18630
LITTLE SALLIE BARBER EXTENSION LODE	18630
BIG SALLIE BARBER LODE	18630
BIG SALLIE BARBER EXTENSION LODE	18630
BROWN LODE	18630
STRENG LODE	18630
LONE BUG LODE	19132
PART OF THE EDNA LODE	19133
PART OF THE LEONA LODE	19133
BETA LODE	18604
THETA LODE	18604
UNPATENTED PLACER CLAIM	2720
UNPATENTED LODE CLAIM	
3589	

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# 8136  
(6/5/92)

**BACKLUND LAND SURVEYS**

**FB** P.O. BOX 614  
FRISCO, CO 80443  
PHONE (303) 668-3730

**LEGAL DESCRIPTION**

BEGINNING AT CORNER NO. 1 OF SAID AUSTRALIA GULCH PLACER, WHENCE THE NE CORNER OF SAID SECTION 4 BEARS N21°59'28"E 47.84 FEET DISTANT; THENCE S78°58'19"W A DISTANCE OF 900.88 FEET TO CORNER NO. 2 OF SAID AUSTRALIA GULCH PLACER, THENCE S18°59'18"W A DISTANCE OF 1895.95 FEET TO CORNER NO. 3 OF SAID AUSTRALIA GULCH PLACER; THENCE S82°58'12"W A DISTANCE OF 302.01 FEET TO CORNER NO. 4 OF SAID AUSTRALIA GULCH PLACER, SITUATED ON THE 2-3 LINE OF SAID SAN JUAN LODE; THENCE S60°58'02"E A DISTANCE OF 1198.15 FEET TO CORNER NO. 3 OF SAID SAN JUAN LODE; THENCE S28°48'20"W A DISTANCE OF 150.00 FEET TO CORNER NO. 4 OF SAID SAN JUAN LODE, IDENTICAL TO CORNER NO. 5 OF SAID GENERAL JACKSON PLACER; THENCE S50°43'43"E A DISTANCE OF 323.40 FEET TO CORNER NO. 6 OF SAID GENERAL JACKSON PLACER; THENCE S67°34'01"W ALONG THE 6-7 LINE OF SAID GENERAL JACKSON PLACER A DISTANCE OF 30.21 FEET TO CORNER NO. 2 OF SAID GOLD PAN NO. 2 LODE; THENCE S39°47'47"E ALONG THE 2-1 LINE OF SAID GOLD PAN NO. 2 LODE A DISTANCE OF 72.22 FEET TO CORNER NO. 1 OF THE GOLD PAN NO. 3 LODE USMS NO. 18129-A; THENCE S39°53'52"E A DISTANCE OF 86.83 FEET TO CORNER NO. 1 OF SAID GOLD PAN NO. 2 LODE, SITUATED ON THE 1-2 LINE OF SAID GOLD PAN NO. 4 LODE; THENCE N89°21'36"E A DISTANCE OF 24.77 FEET TO CORNER NO. 1 OF SAID GOLD PAN NO. 4 LODE; THENCE S36°45'34"E A DISTANCE OF 158.85 FEET TO CORNER NO. 6 OF SAID GOLD PAN NO. 4 LODE, WHENCE THE E 1/4 CORNER OF SAID SECTION 4 BEARS S26°02'24"W 212.74 FEET DISTANT; THENCE S69°37'12"W A DISTANCE OF 975.41 FEET TO CORNER NO. 5 OF SAID GOLD PAN NO. 4 LODE; THENCE S36°43'54"W A DISTANCE OF 523.07 FEET TO CORNER NO. 4 OF SAID GOLD PAN NO. 4 LODE, SITUATED ON THE 3-4 LINE OF SAID GEORGE RIDDLE et al. PLACER, WHENCE CORNER NO. 4 OF SAID PLACER, BEARS N39°08'48"W 345.85 FEET DISTANT; THENCE S39°08'48"E ALONG SAID 3-4 LINE OF THE GEORGE RIDDLE et al. PLACER A DISTANCE OF 31.09 FEET TO A POINT 30 FEET SOUTH OF THE CENTER-LINE OF AN EXISTING ROAD KNOWN AS BALDY ROAD; THENCE WESTERLY ALONG SAID LINE 30 FEET SOUTH OF SAID BALDY ROAD CENTER-LINE FOR THE FOLLOWING 15 COURSES:

- 1) S43°38'03"W A DISTANCE OF 57.84 FEET;
  - 2) 105.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°02'18" AND A RADIUS OF 599.34 FEET;
  - 3) S53°38'18"W A DISTANCE OF 171.78 FEET;
  - 4) 180.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24°02'10" AND A RADIUS OF 382.20 FEET;
  - 5) S77°40'28"W A DISTANCE OF 177.31 FEET;
  - 6) 181.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°20'37" AND A RADIUS OF 327.01 FEET;
  - 7) N73°58'54"W A DISTANCE OF 599.10 FEET;
  - 8) 157.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°03'40" AND A RADIUS OF 530.10 FEET;
  - 9) N58°55'14"W A DISTANCE OF 336.07 FEET;
  - 10) 80.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°01'44" AND A RADIUS OF 144.20 FEET;
  - 11) N88°56'58"W A DISTANCE OF 299.40 FEET;
  - 12) 157.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°02'22" AND A RADIUS OF 582.32 FEET;
  - 13) N72°54'38"W A DISTANCE OF 185.11 FEET;
  - 14) 128.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°01'29" AND A RADIUS OF 223.00 FEET;
  - 15) THENCE S74°03'55"W 289.57 FEET TO A POINT OF INTERSECTION WITH THE 8-7 LINE OF THE DRY PLACER, USMS NO. 1357, WHENCE CORNER NO. 7 OF SAID DRY PLACER, BEARS S14°32'06"E 72.28 FEET DISTANT; THENCE N14°32'08"W ALONG SAID 8-7 LINE OF THE DRY PLACER A DISTANCE OF 881.88 FEET TO CORNER NO. 1 OF THE CROESUS LODE NO. 6 USMS NO. 9813;
- THENCE CONTINUING N14°32'08"W ALONG SAID 8-7 LINE OF THE DRY PLACER A DISTANCE OF 545.28 FEET TO CORNER NO. 8 OF SAID DRY PLACER; THENCE N80°00'43"E A DISTANCE OF 288.85 FEET TO CORNER NO. 41 OF THE BERLIN PLACER, USMS NO. 2378; THENCE S80°39'22"E CORNER NO. 40 OF SAID BERLIN PLACER; THENCE N43°23'57"W A DISTANCE OF 179.50 FEET TO CORNER NO. 39 OF SAID BERLIN PLACER; THENCE N43°23'33"W A DISTANCE OF 180.28 FEET TO CORNER NO. 38 OF SAID BERLIN PLACER; THENCE N42°57'18"W A DISTANCE OF 26.82 FEET TO CORNER NO. 35 OF SAID BERLIN PLACER; THENCE N43°42'06"W A DISTANCE OF 180.87 FEET TO CORNER NO. 4 OF SAID BERLIN PLACER; THENCE N43°14'46"W ALONG THE 4-3 LINE OF SAID BERLIN PLACER A DISTANCE OF 2.85 FEET TO THE POINT OF INTERSECTION WITH THE 1-2 LINE OF SAID KENTUCKY LODE; THENCE N23°52'45"W ALONG SAID 1-2 LINE OF THE KENTUCKY LODE A DISTANCE OF 11.74 FEET TO THE POINT OF INTERSECTION WITH THE 1-2 LINE OF SAID THETA LODE; THENCE S50°18'02"W ALONG SAID 1-2 LINE A DISTANCE OF 3.21 FEET TO CORNER NO. 1 OF SAID THETA LODE; THENCE N43°39'43"W ALONG ALSO BEING A POINT ON THE 4-3 LINE OF THE BERLIN PLACER; THE 1-4 LINE OF SAID THETA LODE A DISTANCE OF 94.08 TO CORNER NO. 12 OF USMS NO. 548; THENCE N43°25'31"W ALONG THE 4-3 LINE OF SAID BERLIN PLACER A DISTANCE OF 52.55 FEET TO THE POINT OF INTERSECTION WITH THE 5-8 LINE OF SAID BETA LODE; THENCE N39°22'48"W ALONG SAID 5-8 LINE A DISTANCE OF 150.17 FEET TO CORNER NO. 8 OF SAID BETA LODE,

BACKLUND LAND SURVEYS



P.O. BOX 614  
FRISCO, CO 80443  
PHONE (303) 668-3730

# 8136

ALSO BEING CORNER NO. 17 OF SAID AUSTRALIA GULCH PLACER; THENCE N47°24'39"W A DISTANCE OF 152.40 FEET TO CORNER NO. 18 OF SAID AUSTRALIA GULCH PLACER, IDENTICAL TO CORNER NO. 3 OF SAID BERLIN PLACER; THENCE N85°54'41"W A DISTANCE OF 74.85 FEET TO CORNER NO. 19 OF SAID AUSTRALIA GULCH PLACER; THENCE N08°30'20"E A DISTANCE OF 149.42 FEET TO CORNER NO. 2 OF THE E. LODE, USMS NO. 7830; IDENTICAL TO CORNER NO. 2 OF THE F LODE, USMS NO. 7830; THENCE N08°27'52"E A DISTANCE OF 151.48 FEET TO CORNER NO. 3 OF SAID F LODE, IDENTICAL TO CORNER NO. 2 OF THE G LODE, USMS NO. 7830; THENCE THENCE N08°45'58"E A DISTANCE OF 149.45 FEET TO CORNER NO. 20 OF SAID AUSTRALIA GULCH PLACER, IDENTICAL TO CORNER NO. 2 OF SAID O LODE; THENCE N07°00'18"E A DISTANCE OF 148.85 FEET TO CORNER NO. 1 OF SAID O LODE, IDENTICAL TO CORNER NO. 2 OF THE R LODE; THENCE N08°38'53"E A DISTANCE OF 150.41 FEET TO CORNER NO. 1 OF SAID R LODE, IDENTICAL TO CORNER NO. 2 OF THE S LODE; THENCE N08°34'03"E A DISTANCE OF 149.82 FEET TO CORNER NO. 1 OF SAID S LODE, IDENTICAL TO CORNER NO. 2 OF THE T LODE; THENCE N08°44'22"E A DISTANCE OF 150.33 FEET TO CORNER NO. 1 OF SAID T LODE, IDENTICAL TO CORNER NO. 2 OF THE U LODE; THENCE N08°33'45"E A DISTANCE OF 150.39 FEET TO CORNER NO. 1 OF SAID U LODE, IDENTICAL TO CORNER NO. 2 OF THE V LODE; THENCE N06°48'35"E A DISTANCE OF 148.85 FEET TO CORNER NO. 1 OF SAID V LODE, IDENTICAL TO CORNER NO. 23 OF SAID AUSTRALIA GULCH PLACER, WHENCE THE NW CORNER OF SAID SECTION 4, BEARS N78°28'10"W 583.89 FEET DISTANT; THENCE N08°35'58"E A DISTANCE OF 78.88 FEET TO CORNER NO. 24 OF SAID AUSTRALIA GULCH PLACER; THENCE N47°58'18"E A DISTANCE OF 218.85 FEET TO CORNER NO. 25 OF SAID AUSTRALIA GULCH PLACER; THENCE S43°54'08"E A DISTANCE OF 149.28 FEET TO CORNER NO. 2 OF THE HOPEFUL LODE, USMS. NO. 3194; IDENTICAL TO CORNER NO. 2 OF THE HELEN NO. 0 LODE, USMS. NO. 3252; THENCE S44°32'54"E A DISTANCE OF 150.02 FEET TO CORNER NO. 28 OF SAID AUSTRALIA GULCH PLACER; THENCE ALONG SAID BOUNDARY OF AUSTRALIA GULCH PLACER FOR THE FOLLOWING 5 COURSES:

- 1) N45°58'08"E A DISTANCE OF 403.70 FEET;
- 2) S44°10'03"E A DISTANCE OF 147.84 FEET;
- 3) N48°03'25"E A DISTANCE OF 1481.88 FEET;
- 4) N70°54'48"E A DISTANCE OF 887.23 FEET;
- 5) 888°48'38"E A DISTANCE OF 991.30 FEET TO CORNER NO. 31 OF SAID AUSTRALIA GULCH PLACER, IDENTICAL TO CORNER NO. 4 OF SAID LONE BUG LODE; THENCE S10°04'43"E A DISTANCE OF 149.88 FEET TO CORNER NO. 34 OF SAID AUSTRALIA GULCH PLACER; THENCE S10°04'43"E A DISTANCE OF 398.21 FEET TO CORNER NO. 35 OF SAID AUSTRALIA GULCH PLACER; THENCE S10°04'43"E A DISTANCE OF 158.88 FEET TO AN INTERSECTION WITH THE 1-2 LINE OF SAID EDNA LODE; THENCE S10°04'43"E A DISTANCE OF 50.00 FEET TO CORNER NO. 5 OF THE STAR PLACER, USMS NO. 2848; THENCE N78°56'59"E ALONG THE 5-8 LINE OF SAID STAR PLACER A DISTANCE OF 489.88 FEET TO AN INTERSECTION WITH THE 8-1 LINE OF SAID LEONA LODE, WHENCE CORNER NO. 8 OF SAID LEONA LODE BEARS N08°31'50"E 45.10 FEET DISTANT; THENCE 08°31'50"E ALONG SAID 8-1 LINE A DISTANCE OF 27.25 FEET TO AN INTERSECTION WITH THE 3-4 LINE OF SAID LITTLE SALLIE BARBER EXTENSION LODE; THENCE N77°11'59"E A DISTANCE OF 568.04 FEET TO CORNER NO. 4 OF SAID LITTLE SALLIE BARBER EXTENSION LODE, IDENTICAL TO CORNER NO. 6 OF SAID STAR PLACER; THENCE S09°58'50"E ALONG THE 6-7 LINE OF SAID STAR PLACER A DISTANCE OF 149.79 FEET TO CORNER NO. 1 OF SAID LITTLE SALLIE BARBER EXTENSION LODE; THENCE S75°12'57"W ALONG THE 1-2 LINE OF SAID LITTLE SALLIE BARBER EXTENSION LODE A DISTANCE OF 42.38 FEET TO CORNER NO. 2 OF SAID SALLIE BARBER LODE; THENCE S12°14'48"E A DISTANCE OF 148.48 FEET TO CORNER NO. 1 OF SAID SALLIE BARBER LODE, SITUATED ON THE 3-4 LINE OF SAID BIG SALLIE BARBER EXTENSION LODE; THENCE N78°28'24"E A DISTANCE OF 38.42 FEET TO CORNER NO. 4 OF SAID BIG SALLIE BARBER EXTENSION LODE, SITUATED ON THE 6-7 LINE OF SAID STAR PLACER; THENCE S09°58'50"E A DISTANCE OF 151.33 FEET TO CORNER NO. 1 OF SAID BIG SALLIE BARBER EXTENSION LODE; IDENTICAL TO CORNER NO. 44 OF SAID AUSTRALIA GULCH PLACER; THENCE S09°58'50"E A DISTANCE OF 55.48 FEET TO THE POINT OF BEGINNING, CONTAINING 384.345 ACRES, MORE OR LESS.

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS DONE BY ME AND UNDER MY SUPERVISION FROM A SURVEY DONE BY ME AND UNDER MY SUPERVISION, THAT BOTH ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: June 14, 1992

BY: R. Backlund



**BACKLUND LAND SURVEYS**  
 P.O. BOX 614  
 FRISCO, CO 80443  
 PHONE (303) 668-3730

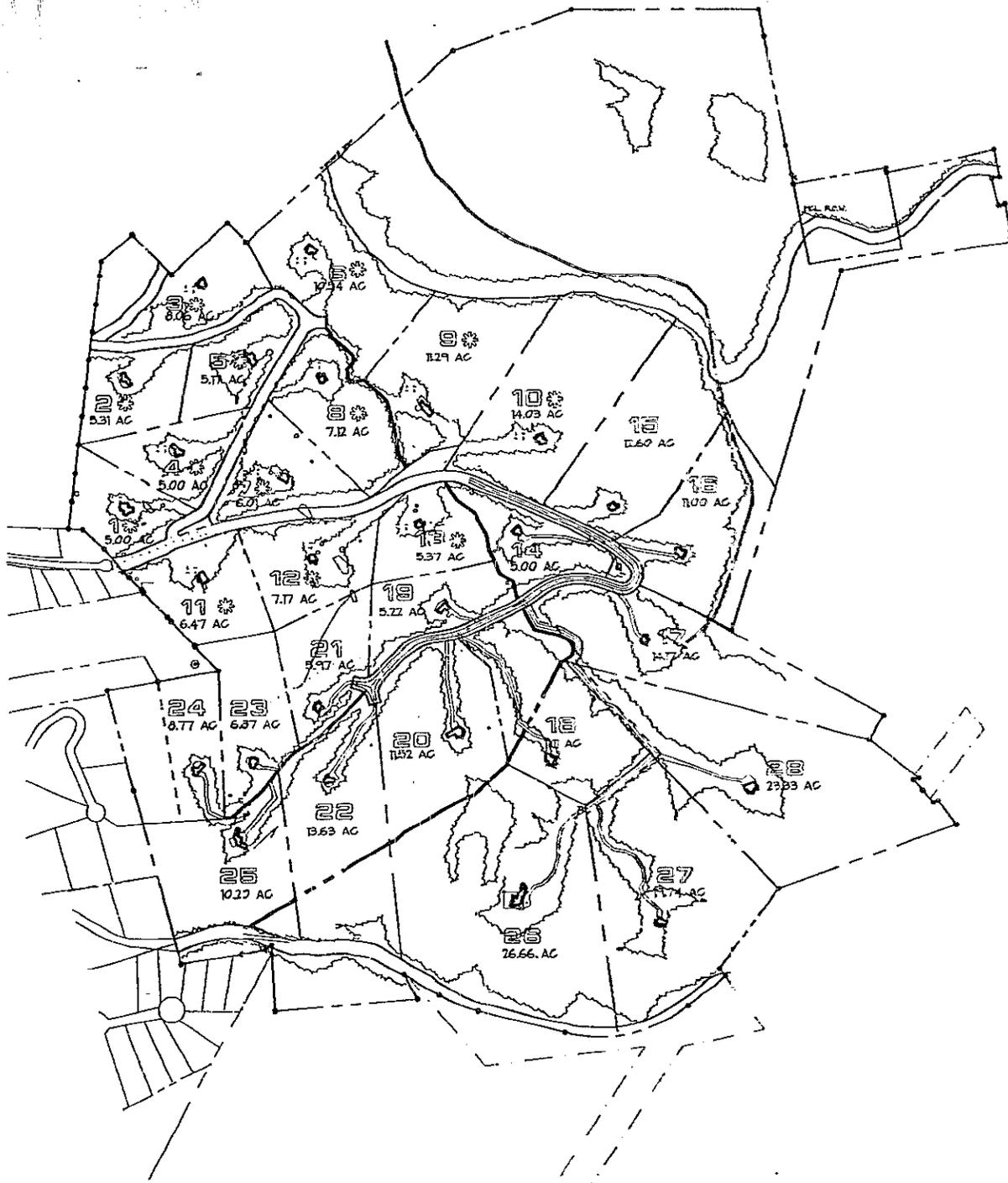


EXHIBIT B

PROPOSED ILLUSTRATIVE MASTER PLAN

NORTH



© 1992 BAKER+HOGAN ASSOCIATES  
ARCHITECTURE & PLANNING

DATE 10/21/92  
# 14024

3 BOX 931 BRECKENRIDGE, COLORADO 80424 (303) 453-6880

P.C./A. I.A.

THE RANCH AT BRECKENRIDGE