

RIVER PARK RIDGWAY BUSINESS PARK FILING NO. 1

LOCATED IN THE WEST 1/2 OF SECTION 9, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, ALL IN TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN IN THE TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned being the owners of certain lands in the Town of Ridgway, County of Ouray and State of Colorado, situated in Sections 9, 16 and 17, Township 45 North, Range 8 West, New Mexico Principal Meridian and being more particularly described as follows:

R.R.R., LLC TOTAL

Beginning at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 9; Thence S88°26'51"E along the North line of the said Southwest 1/4 of the Southwest 1/4 of Section 9, 1430.04 feet to the Northeast corner of the said Southwest 1/4 of the Southwest 1/4 of section 9; thence N00°58'12"E along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 9, 595.89 feet to the Southwest corner of Sweetwater at Ridgway-Filing No. 1, as per plat filed for record in the Office of the Clerk and Recorder of Ouray County, Colorado; thence along the Southerly boundary of said plat through the following courses: N70°00'00"E, 190.00 feet; thence S71°17'00"E, 165.00 feet; thence S10°45'20"E, 326.85 feet; thence S70°53'00"E, 409.49 feet; thence S90°00'00"E, 195.00 feet; thence N11°00'00"W, 190.00 feet to the beginning of a tangent, 100.00 foot radius curve concave East; thence Northerly and Northeasterly along said curve, through a central angle of 56°40'00", a length of 98.90 feet; thence tangent to said curve, N45°40'00"E, 370.00 feet to the beginning of a tangent, 600.00 radius curve concave Northwest; thence Northeasterly along said curve, through a central angle of 11°00'00" a length of 115.19 feet to a point on a 600.00 foot radius reverse curve, concave Southeast; thence Northeasterly along said reverse curve, through a central angle of 13°30'00" a length of 141.37 feet; thence tangent to said curve, N48°10'00"E, 58.70 feet to a point on the East line of the Southwest 1/4 of said Section 9, said point lying S01°33'49"W, 358.93 feet along said East line from the Center of said Section 9; thence along said East line, S01°33'49"W, 960.23 feet to the Center South 1/16 corner of said Section 9; thence continuing along said East line, S01°33'49"W, 443.37 feet to a point on the Westerly Right-of-Way of U.S. Highway 550; thence along said Westerly Right-of-Way through the following courses: S54°04'39"W, 341.77 feet; thence S37°35'23"W, 145.89 feet; thence S53°34'24"W, 335.50 feet to the beginning of a tangent, 1325.00 foot radius curve concave East; thence Southwesterly, Southerly and Southeasterly along said curve, through a central angle of 81°34'19" a length of 1886.40 feet to the intersection of said Westerly Right-of-Way with the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 16; thence leaving said Westerly Right-of-Way, along said South line, N88°44'59"W, 488.32 feet to the NW 1/16 corner of said Section 16; thence N02°51'55"E along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 16, 1340.75 feet; thence N58°48'32"W, 28.38 feet to the beginning of a tangent, 330.00 foot radius curve concave Northeast; thence Northwesterly along said curve, through a central angle of 35°00'51" a length of 201.67 feet; thence tangent to said curve N23°47'41"W, 43.79 feet; thence N88°42'59"W, 895.21 feet; thence S10°30'43"W, 202.62 feet to a point on the South line of the said SW 1/4 of the SW 1/4 of Section 9; thence N88°42'59"W along the said South line of the SW 1/4 of the SW 1/4 of Section 9, 60.01 feet; thence N42°07'17"W, 371.44 feet to a point on the West line of the said SW 1/4 of the SW 1/4 of Section 9; thence N00°22'57"E along the said West line of the SW 1/4 of the SW 1/4 of Section 9, 1072.86 feet to the point of beginning. Said parcel contains 98.69 acres, more or less.

R.L.I., LLC TOTAL

Beginning at a point on the North line of the said NW 1/4 of the NW 1/4 of Section 16 from which the NW corner of said Section 16 bears N88°42'59"W, 2.24 feet; thence S88°42'59"E along the said North line of the NW 1/4 of the NW 1/4 of Section 16, 117.98 feet; thence S42°06'51"E, 751.13 feet; thence along a curve to the right, said curve having a radius of 446.00 feet, a length of 51.70 feet and a delta angle of 06°38'30"; thence along a compound curve to the right, said curve having a radius of 2925.88 feet, a length of 229.27 feet and a delta angle of 04°29'23"; thence S00°31'38"E, 151.23 feet; thence S00°29'47"E, 415.43 feet to a point on the South line of the said SW 1/4 of the SW 1/4 of Section 16; thence N88°44'59"W along the said South line of the SW 1/4 of the SW 1/4 of Section 16, 790.45 feet; thence N01°12'17"E, 318.20 feet; thence N46°59'51"W, 1510.85 feet; thence N49°43'56"W, 37.91 feet to a point on the North line of the NE 1/4 of the NE 1/4 of said Section 17; thence S88°23'21"E along the said North line of the NE 1/4 of the NE 1/4 of Section 17, 1131.00 feet to the said Northwest corner of Section 16; thence S88°42'59"E, 2.24 feet to the point of beginning. Said parcel contains 31.78 acres, more or less.

S.M.P.A., INC. TOTAL

Beginning at a point from which the Northwest corner of said Section 16 bears S61°04'25"W, 397.48 feet; thence S88°42'59"E, 895.21 feet; thence S23°47'41"E, 43.79 feet; thence along a curve to the left, said curve having a radius of 330.00 feet, a length of 201.67 feet and a delta angle of 35°00'51"; thence S58°48'32"E, 28.38 feet; thence S02°51'55"W, 211.75 feet; thence S48°04'43"W, 237.05 feet; thence along a curve to the left, said curve having a radius of 525.00 feet, a length of 475.40 feet and a delta angle of 51°53'00"; thence S03°48'17"E, 539.32 feet to a point on the South line of the said NW 1/4 of the NW 1/4 of Section 16; thence N06°49'42"W, 644.32 feet; thence along a curve to the right, said curve having a radius of 250.00 feet, a length of 22.65 feet and a delta angle of 05°11'30"; thence N01°38'12"W, 176.12 feet; thence along a non-tangent curve to the right, said curve having a radius of 630.00 feet, a length of 59.89 feet and a delta angle of 05°26'49"; thence N01°05'55"E, 137.05 feet; thence along a non-tangent curve to the right, said curve having a radius of 525.00 feet, a length of 18.33 feet and a delta angle of 02°00'01"; thence S88°21'48"W, 183.19 feet; thence along a curve to the right, said curve having a radius of 397.92 feet, a length of 343.88 feet and a delta angle of 49°30'50"; thence N42°07'17"W, 322.27 feet; thence N10°30'43"E, 174.43 feet to the point of beginning. Said parcel contains 12.35 acres, more or less;

TOWN OF RIDGWAY

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 16, Township 45 North, Range 8 West, of the New Mexico Principal Meridian, Town of Ridgway, County of Ouray, State of Colorado and being more particularly described as follows: Beginning at a point on the North line of the said Northwest 1/4 of the Northwest 1/4 of Section 16, from which the Northwest corner of the said NW 1/4 of the NW 1/4 of Section 16 bears S88°42'59"E, 250.99 feet; thence S42°07'17"E, 346.40 feet; thence along a curve to the left, said curve having a radius of 463.92 feet, a length of 172.79 feet and a delta angle of 21°20'23"; thence S73°12'23"W, 14.40 feet; thence S29°15'22"W, 13.44 feet; thence along a curve to the left, said curve having a radius of 48.00 feet, a length of 23.20 feet and a delta angle of 27°41'34"; thence S01°33'48"W, 118.39 feet; thence N42°06'51"W, 701.15 feet to a point on the said North line of the NW 1/4 of the NW 1/4 of Section 16; thence S88°42'59"E along the said North line of the NW 1/4 of the NW 1/4 of Section 16, 130.77 feet to the point of beginning. Said parcel contains 1.36 acres, more or less.

have by these presents laid out, platted and subdivided the same into lots, tracts, parcels and outlots, as shown on this plat, under the name and style of RIVER PARK RIDGWAY BUSINESS PARK, FILING NO. 1. All streets, alleys, roads, Parcel A, Parcel B, utility easements, drainage easements and the Railroad Street drainage easement and sewer easement shown on this plat along with utility easements on tracts OS-1 through OS-5, and OS-7, are dedicated, granted and conveyed to the Town of Ridgway, Colorado, for Town and public utility, drainage and related purposes, including but not limited to water, sewer, storm sewer, electrical, telephone, gas and CATV lines, together with perpetual right of ingress for installation, maintenance and replacement of such lines. Tracts OS-1 through OS-5, OS-7 and the Beautification easement north of Railroad Street as shown on this plat are dedicated, granted and conveyed to the River Park Owner's Association as noted. The Beautification easements south of Railroad Street are dedicated, granted and conveyed to the Ridgway Business Park Owner's Association.

Executed this 17th day of December, 2001.

RIDGWAY RIVER RANCHES, LLC

BY: Benjamin F. Jackson, IV, CEO
Benjamin F. Jackson, IV, CEO
Manager and CEO

BY: John ("Jack") D. Wesson, Manager
John ("Jack") D. Wesson,
Manager

MORTGAGEE (RIDGWAY RIVER RANCHES, LLC)

Greg Pope, Community First Bank
Greg Pope, Community First Bank

RIDGWAY LIGHT INDUSTRIAL, LLC

BY: Glen Pauls, Manager
Glen Pauls, Manager

TOWN OF RIDGWAY

BY: Jay Willis, Mayor
Jay Willis
Mayor

SAN MIGUEL POWER ASSOCIATION, INC.

BY: Gary Yamnitz, President
Gary Yamnitz, President

MORTGAGEE (SAN MIGUEL POWER ASSOCIATION, INC.)

None
Representative

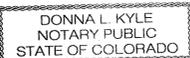
STATE OF COLORADO

COUNTY OF OURAY) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 17th day of December, 2001, by Benjamin F. Jackson, as authorized signatory for Ridgway River Ranches, LLC.

Witness my hand and seal. My commission expires September 6, 2004

Donna L. Kyle
Notary Public



STATE OF COLORADO

COUNTY OF OURAY) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 17th day of December, 2001, by John ("Jack") D. Wesson, as authorized signatory for Ridgway River Ranches, LLC.

Witness my hand and seal. My commission expires September 6, 2004

Donna L. Kyle
Notary Public



STATE OF COLORADO

COUNTY OF OURAY) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 17th day of December, 2001, by Glen Pauls, as authorized signatory for Ridgway Light Industrial, LLC.

Witness my hand and seal. My commission expires September 6, 2004

Carol K. Quinn
Notary Public



STATE OF COLORADO

COUNTY OF OURAY) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 17th day of December, 2001, by Gary Yamnitz, as authorized signatory for San Miguel Power Association, Inc.

Witness my hand and seal. My commission expires 8-31-04

Bertrice F. Reed
Notary Public



STATE OF COLORADO

COUNTY OF OURAY) ss. (Montrose)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 17th day of December, 2001, by Jay Willis, Mayor of Community First Bank.

Witness my hand and seal. My commission expires 2/1/05

Keelin O'Shea
Notary Public



STATE OF COLORADO

COUNTY OF OURAY) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 17th day of December, 2001, by PAT WILLIS, Mayor of Town of Ridgway.

Witness my hand and seal. My commission expires 1/13/2005

Pam Kraft
Notary Public



CERTIFICATE OF LAND SURVEYOR

I, David G. Nicewicz, a registered and licensed land surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey was made by me and that it is accurate to the best of my knowledge. I further certify that all survey monuments and markers were set as required by the Town of Ridgway Subdivision Ordinance and Articles 50 and 51 of Title 38, C.R.S.

David G. Nicewicz
Date 12/14/01
PLS #24963



CERTIFICATE OF ENGINEER

I, Dean L. Cooper, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of the Subdivision are properly designed and meet Town of Ridgway specifications. I further certify that the streets and other improvements are designed in accordance with applicable Town specifications and regulations.

Dean L. Cooper 12/16/01
Date
PE #30524



ATTORNEY'S CERTIFICATE

I hereby certify that I have examined the notes report prepared by Surveyor, Title Guaranty pertaining to this property and that, according thereto, all record owners and holders of liens and encumbrances affecting the property have executed this plat and joined in the subdivision, public dedications and reservation of easements indicated hereon, except for current general taxes and the following none

Pat Willis 12/16/01
Attorney at Law Date
Reg. No. 20516

APPROVAL OF PLANNING COMMISSION

Approved by the Planning Commission, Town of Ridgway, Colorado, this 17th day of December, 2001, by Pat Willis, Chairman.

APPROVAL OF TOWN COUNCIL

Approved by the Town Council, Town of Ridgway, Colorado, this 17th day of December, 2001, by Jay Willis, Mayor.

APPROVAL OF TOWN MANAGER

Approved for recording this 18th day of December, 2001, by Glen Pauls, Town Manager.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk & Recorder of Ouray County, Colorado at 10:30 AM, on this 18 day of December, 2001, with Reception No. 176459

Michelle Olen BY Janet M. Manthey
Ouray County Clerk & Recorder Ouray Clerk

WEST ELK LAND SURVEYING, INC.		
DAVID G. NICEWICZ, PLS KEITH GLAXNER		
3446 L Lane Hotchkiss, CO 81419 (970) 872-7700 Fax (970) 872-4303		
Revisions 10/30/01 11/13/01 11/20/01 12/06/01 12/13/01 12/14/01	Sheet 1 of 5 Date 12/14/01	File No. WE01033RRP1 Dwg By GBG



RIVER PARK RIDGWAY BUSINESS PARK FILING NO. 1
LOCATED IN THE WEST 1/2 OF SECTION 9, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, ALL IN TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN IN THE TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO

PROPERTY DESCRIPTION

PARCEL B

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 16, Township 45 North, Range 8 West, of the New Mexico Principal Meridian, Town of Ridgway, County of Ouray, State of Colorado and being more particularly described as follows:
Beginning at a point from which the Northwest 1/16 corner of said Section 16 bears S14°29'06"E, 1019.01 feet;
thence S37°41'45", 94.25 feet;
thence N01°05'55"E, 122.50 feet;
thence S49°05'33"E, 73.15 feet
to the point of beginning. Said parcel contains 0.08 acres, more or less.

PAUL TO TOWN LAND SWAP PARCEL

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 16, Township 45 North, Range 8 West, of the New Mexico Principal Meridian, Town of Ridgway, County of Ouray, State of Colorado, and being more particularly described as follows:
Beginning at a point from which the Northwest corner of the said NW 1/4 of the NW 1/4 of Section 16 bears N48°28'25"W, 788.80 feet;
thence S42°06'51"E, 49.88 feet;
thence along a curve to the right, said curve having a radius of 446.00, a length of 51.70 feet and a delta angle of 06°38'30";
thence along a compound curve to the right, said curve having a radius of 2925.88 feet, a length of 229.27 feet and a delta angle of 04°29'23"; thence S00°31'38"E, 151.23 feet; thence S89°28'22"W, 204.41 feet; thence N01°33'48"E, 422.34 feet to the point of beginning. Said parcel contains 1.36 acres, more or less.

PARCEL A

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 16, Township 45 North, Range 8 West, of the New Mexico Principal Meridian, Town of Ridgway, County of Ouray, State of Colorado, and being more particularly described as follows:
Beginning at a point on the South line of the said NW 1/4 of the NW 1/4 of Section 16 from which the NW 1/16 corner of the said Section 16 bears S88°44'59"W, 562.11 feet; thence N88°44'59"W along said South line of the NW 1/4 of the NW 1/4 of Section 16, 761.47 feet; thence N01°33'48"E, 6.94 feet; thence S88°26'12"E, 761.35 feet; thence S00°24'47"E, 2.78 feet to the point of beginning. Said parcel contains 0.08 acres, more or less.

TRACT D - SAN MIGUEL POWER ASSOCIATION

A parcel of land located in the SW 1/4 of Section 9 and in the NW 1/4 of the NW 1/4 of Section 16, both in Township 45 North, Range 8 West of the New Mexico Principal Meridian, Town of Ridgway, County of Ouray, State of Colorado, and being more particularly described as follows:
Beginning at a point from which the Northwest corner of said Section 16 bears S67°17'06"W, 412.54 feet and considering the line between the said Northwest corner of Section 16 and the W 1/16 corner common to said Sections 9 and 16, both said corners being monumented with 2" brass caps, to bear S88°42'59"E, with all other bearings being relative thereto;
thence S88°42'59"E, 238.13 feet;
thence S01°17'01"W, 276.25 feet;
thence along a curve to the right, said curve having a delta angle of 46°35'42", a radius of 70.00 feet and a length of 56.93 feet;
thence S47°52'43"W, 83.55 feet;
thence N42°07'17"W, 186.90 feet;
thence along a curve to the left, said curve having a radius of 60.00 feet, a length of 71.68 feet and a delta angle of 68°26'46";
thence N00°22'57"E, 185.74 feet to the point of beginning. Said parcel contains 1.70 acres, more or less.

TRACT E - SAN MIGUEL POWER ASSOCIATION

A parcel of land located in the SW 1/4 of Section 9 and in the NW 1/4 of the NW 1/4 of Section 16, both in Township 45 North, Range 8 West of the New Mexico Principal Meridian, Town of Ridgway, County of Ouray, State of Colorado, and being more particularly described as follows:

Beginning at a point from which the Northwest corner of said Section 16 bears S74°26'43"W, 688.48 feet;
thence S88°42'59"E, 579.76 feet;
thence S23°47'41"E, 43.79 feet;
thence along a curve to the left, said curve having a radius of 330.00 feet, a length of 201.67 feet and a delta angle of 35°00'51";
thence S58°48'52"E, 28.36 feet;
thence S02°51'55"W, 211.75 feet;
thence S48°04'43"W, 237.05 feet;
thence along a curve to the left, said curve having a radius of 525.00 feet, a length of 475.41 feet and a delta angle of 51°53'00";
thence S03°48'17"E, 539.32 feet to a point on the south line of the said NW 1/4 of the NW 1/4 of section 16;
thence N05°49'42"W, 122.17 feet;
thence along a curve to the right, said curve having a radius of 250.00 feet, a length of 22.65 feet and a delta angle of 05°11'30";
thence N01°38'12"W, 176.12 feet;
thence along a non-tangent curve to the right, said curve having a radius of 630.00 feet, a length of 59.89 feet and a delta angle of 05°26'49";
thence N01°05'55"E, 137.05 feet; thence along a non-tangent curve to the right, said curve having a radius of 525.00 feet, a length of 18.33 feet and a delta angle of 02°00'01"; thence S88°21'48"W, 183.19 feet;
thence along a curve to the right, said curve having a radius of 397.92 feet, a length of 313.86 feet and a delta angle of 45°11'30";
thence N47°52'43"E, 82.42 feet;
thence along a curve to the left, said curve having a radius of 130.00 feet, a length of 105.72 feet and a delta angle of 46°35'42";
thence N01°17'01"E, 276.25 feet to the point of beginning. Said parcel contains 9.78 acres, more or less.

ESCALANTE TRAIL

A parcel of land located in the SW 1/4 of Section 9 and the NW 1/4 of Section 16; Township 45 North, Range 8 West, New Mexico Principal Meridian, with said parcel being a 10' wide trail, the centerline of which is more particularly described as follows:

Beginning at a point from which the NW corner of the SW 1/4 of the SW 1/4 of said Section 9 bears N27°33'20"W, 409.00 feet;
thence S57°48'15"E, 69.49 feet; thence S38°14'02"E, 91.50 feet;
thence S20°29'42"E, 160.61 feet; thence S35°32'16"E, 52.83 feet;
thence S55°36'44"E, 76.39 feet; thence S61°30'00"E, 60.00 feet;
thence S79°47'43"E, 218.54 feet; thence S59°36'05"E, 189.37 feet;
thence S31°28'37"E, 125.13 feet; thence S06°31'11"E, 76.72 feet;
thence S79°24'07"E, 175.47 feet; thence S61°25'31"E, 88.19 feet;
thence S45°51'11"E, 65.53 feet; thence S26°43'03"E, 75.15 feet;
thence S42°30'23"E, 122.17 feet; thence S56°01'49"E, 69.04 feet;
thence S00°02'44"E, 16.01 feet; thence S55°20'42"W, 69.65 feet;
thence S28°04'21"W, 13.48 feet; thence S63°53'10"W, 55.05 feet;
thence S10°46'13"W, 26.79 feet; thence S42°34'57"E, 63.54 feet to the point of terminus.

NOTES

1. Parcels "A" and "B", as described and shown on this plat, will be dedicated to the Town of Ridgway at the recording of this plat.
2. Landscaping will be installed as per plan, Paragraph 3, Section A-4, dated December 28, 2000 of the River Park Ridgway Business Park P.U.D.
3. Block 7A of the Ridgway Business Park will be transferred to the Town of Ridgway according to P.U.D. agreement recorded at Reception No. 174459, Paragraph 5, Section A-7-12.
4. Upon dedication of the Roundhouse Park, the River Park Owner's Association does hereby reserve the right to present to the Town of Ridgway a plat for the dedication of the Roundhouse Park, which the Town may or may not accept.
5. The monumentation of lots will take place immediately upon completion of infrastructure and prior to the sale of a lot.
6. Plat is in accordance with a certain P.U.D. agreement Rec. # 174459.

NOTES APPLICABLE TO RIDGWAY BUSINESS PARK:

1. All lots and blocks within Ridgway Business Park shall conform to the I-1 and I-2 Light Industrial Zone District Standards, R.M.C. § 7-3-9.4 and 9.5 except as otherwise shown on this Plat and except all structures shall conform to the following standards:
 - a. Flat roofs (allowing pitch for drainage) shall be permitted provided that parapets are constructed with no more than 60 feet of unbroken ridge line. Flat roofs shall not be allowed in the I-1 Zone.
 - b. All primary sloped roofs shall have a pitch of at least 5:12.
 - c. Maximum height of all structures in I-2 shall be 35 feet, measured at the top of the ridge line to the original grade, provided that such roof has a pitch equal to or greater than 5:12. Maximum height of all structures in I-1 shall be 30 feet, measured at the top of the ridge line to the original grade, provided that such roof has a pitch equal to or greater than 5:12. If a structure has a roof pitch less than 5:12, the maximum roof height in I-2 shall be 30 feet. If a structure has a roof pitch less than 5:12, the maximum roof height in I-1 shall be 25 feet.
 - d. A primary entrance door shall be located at the street front of each structure.
 - e. Each street facade shall incorporate at least two of the following architectural features:
 - (i) A covered entry way of at least 60 square feet;
 - (ii) An additional amount of fenestration equal to 10% above the minimum requirement for the applicable zone district.
 - (iii) The facade has at least 75% natural wood siding, recycled barnwood, brick, stucco, split face block, exposed aggregate, non-painted or non-reflective metal or board form concrete.
 - f. Smooth concrete, smooth concrete block and smooth pre-cast concrete shall not be permitted on the front facade of any structure.
 - g. Exposed aggregate concrete shall be allowed on all facades in the I-2 District only.
 - h. Minimum fenestration percentage relative to each exterior wall surface shall be 8% in I-2 and 15% in I-1. Garage doors do not count toward fenestration requirements.
 - i. Light industrial blocks may be further subdivided into separate parcels so long as the resulting lot width is at least 50.00 feet for interior lots and 75.00 feet for corner lots.
 - j. Shared driveways are allowed.
 - k. Reflective metal roofing is prohibited.
 - l. (Item deleted)
 - m. All foundations within the Light Industrial District shall require an engineered foundation. The soils within the District have a high swell potential and are corrosive. All improvements should be designed to ventilate Radon Gas away from occupied space.
 - n. Medical and dental clinics are allowed except the same shall be prohibited on Blocks 1-7, and the east 142 feet of Block 8 without Town approval. Closed beverage and packaged food handling shall be allowed.
 - o. Vehicular access from Otto Street to any lots or blocks is prohibited.
 - p. All future lot lines created in the Ridgway Business Park portion of the PUD shall be perpendicular to the alleys, except for Business Park Blocks 4, 5, 8 and 9.
 - q. Except as otherwise depicted, Building Setbacks for all Industrial Blocks hereon shall be:
 - (i) Front Setbacks = 15'
 - (ii) Front Setbacks Blocks 4 & 5 = 25'
 - (iii) Rear/Alley Setbacks = 15'
 - (iv) Side Streets Setbacks = 8'
 - (v) Adjoining Lots Setbacks = 8'
 - (vi) Minimum Setback from Utility Easements is 5'.
 - (vii) The site plan for all light industrial lots and blocks shall provide drainage toward the adjoining streets or alleys.

NOTE 2. The floor area ratio for all Blocks hereon and any lots subdivided therefrom shall not exceed 1 square feet of land per .5 square feet of net interior floor area.

NOTE 3. No more than one driveway curb cut per fifty feet (50') of lot frontage shall be allowed unless a variance is granted pursuant to R.M.C. § 7-3-16.

NOTE 4. All onsite parking shall be located a minimum of ten feet from the public right-of-way. Site layout shall be such that ingress and egress on all lots should be by forward motion. Multiple buildings may be allowed on a single lot only to allow for greater building area than is allowed for a single building in the zoning guidelines.

NOTES APPLICABLE TO RIVER PARK:

- a. Lots 441, 443, 447, 452, 453, 406 and 457 are hereby subjected to a River Park Affordable Housing Deed Restriction.
 - i. The prospective owner of an affordable unit shall be required to submit tax returns showing an annual gross income equal to or less than 80% of the Area Median Income during the previous 2 years.
 - ii. The prospective owner of an affordable housing unit shall maintain their sole residence and abode in Ridgway, Ouray County, Colorado and may not own any other residential property in Ouray County or elsewhere, unless the same is held in connection with the owners' status as a "developer".
 - iii. If there are more qualified applicants than available units, a lottery shall be conducted.
 - iv. The lottery shall give preference to qualified applicants who have lived in Ouray County for 2 years or more immediately preceding the lottery application deadline.
 - v. After assigning a preference to Ouray County residents, the remaining affordable units may then be offered to those persons who otherwise qualify without regard to residency. If the lottery process is not successfully used within one year of recording hereof, then Declarant may solicit sales through any other means, including with the assistance of a real estate broker.
 - vi. The re-sale price of each affordable unit shall be limited to an annual price appreciation cap of 3.2% of the initial gross sales price.
 - vii. Notwithstanding any other provision to the contrary, Declarant reserves the right to sell such lots to another developer or an affordable housing developer at any time hereafter, subject to said restrictions.
 - viii. The Town hereby provides that the water and sewer tap fees for all such lots shall be paid at the rate of \$25 per month, per unit, per tap without interest, with such payments to begin one month after a restricted unit is sold to a qualified purchaser. Such payments shall continue each month thereafter by each successive qualified owner until such time as the fees are fully paid. Each owner shall also pay applicable user fees as provided in the RMC.
 - ix. The Town hereby waives the development excise tax, R.M.C. § 3-4-1, et seq., on six of ten such units (Lots 417, 447, 443, 441, and 453 shall be excluded).
 - x. For the purposes hereof, "developer" shall mean any person or nonprofit or for profit entity that receives a significant part of their income from real estate development, home building, construction, plumbing, electrical, carpentry, etc., that is in the business of providing affordable housing or who has current license to sell real estate in the state of Colorado.
 - xi. The Town shall be provided with a status report regarding the affordable housing program within one year after the lottery is conducted and affordable housing units are sold.
 - xii. Homeowner's association fees for affordable units shall be restricted to 50% of the fees for free-market residential units.
 - xiii. Not more than 10 wood burning stove permits shall be allowed in the affordable dwelling units, limited to one per unit. Wood burning fireplaces are prohibited.
 - xiv. In order to qualify for affordable housing at least 50% of household income must be earned in Ouray County or as a result of working for a Ouray County business.

NOTE 5A. Declarant RRR, for itself and its successors and assigns, hereby covenants and agrees to use good faith and diligence to see that improved structures are constructed by individual purchasers, on each of the lots subject to the above River Park Affordable Housing Deed Restriction as soon as reasonably practical after recording hereof. With the approval of the Town, Declarant shall have the right to transfer existing deed restrictions to difference locations, and also may convert and subject any free market units in River Park to the restriction set forth in Note 5 so long as the aggregate thereof does not exceed 10 units without the prior approval of the Town.

- a. All Residential lots within River Park shall conform to Ridgway Residential Zoning District Standards, R.M.C. § 7-3-4, except as otherwise indicated on this Plat and except all primary dwelling structures shall conform to the following standards:
 - i. Minimum primary roof pitch shall be 6:12; minimum secondary roof pitch shall be 2:12.
 - ii. Garages may only be constructed on the back half of each lot and cannot be smaller than 240 square feet. This paragraph shall not apply if dimension and topography constraints require otherwise and except family lots and except 200 series lots.
 - iii. Primary entrance door shall be located at the street front.
 - iv. At least 60 square feet of covered porch space shall front the street on each lot.
 - v. Accessory dwelling units shall be allowed on single family lots 9,500 square feet or larger and shall comply with R.M.C. § 7-3-13(C) and § 3-4-1(B) upon securing a building permit for such unit.
 - vi. All 100 series and 400 series lots must have the front building line situated no farther back than 25 feet from the street.
 - vii. Street Trees planted within the right of way adjacent to each lot shall count towards the Town's tree and landscaping requirements for such lot.
 - viii. All lots hereon featuring a one foot (1') setback for garages shall have and enjoy a perpetual unit feet (10') wide maintenance, access and roof overhang easement on the adjoining lot. Notwithstanding the foregoing, the roof overhang shall be limited to 2.5 feet.
 - ix. More than 2 non-site build homes per block shall be allowed and R.M.C. § 6-6-3(L) shall not apply.
 - x. No building footprint may be any shape, but must be able to fully enclose a 21ft x 19 ft rectangle within the perimeter, exclusive of any garage. R.M.C. § 6-6-3(E) shall not apply.
 - xi. Any wood shingle roofs must conform to the Class B standard specification.
 - xii. Reflective metal roofing is prohibited. Non-galvanized, temporarily-reflective metal flashing for perimeter foundation cover shall be permitted so long as such material does not exceed 4.5 feet in height as measured from finish grade. Rusted (corrugated) metal may be used above the 4'-6" above grade level as siding if it is used on a subsidiary (smaller) mass of the building such as a room addition, bay window pop-out garage, rusted metal roof or metal exceed 30% of siding of the building.
 - xiii. The standards within this Note 6 may be modified by the Town of Ridgway Town Council after recommendation by the Planning and Zoning Commission and after notice and an opportunity to be heard by the landowners within River Park and all other interested parties, all in accordance with R.M.C. § 7-3-16. Notwithstanding any other provision, the prior written consent of Declarant RLI and RRR shall be a condition precedent to the modification affecting the vested rights granted to RLI and RRR.
 - xiv. Lots 118, 149, 150, 301, 303, 304 and 209 shall not access from River Park Drive. Lot 217 may access from River Park Drive.
 - xv. There shall be a 10' wide utility easement on the front and a 5' wide utility easement on the rear of all River Park lots.
 - xvi. Not more than 30 wood burning stove permits shall be allowed in the free-market dwelling units. Wood burning fireplaces are prohibited.
 - xvii. Painted metal roofs and vinyl, metal, masonry and similar siding are prohibited. Natural stained wood, stucco, barnwood, rusted metal or brick siding is favored.

NOTE 7. Ridgway River Ranches, LLC hereby reserves and creates, for itself and its successors and assigns, a perpetual easement over, under and across all open space tracts (OS-1 through OS-5, OS-7) for the construction, installation and maintenance of subsurface utilities, ditches, trails, roads and surface water drainage and to install public subsurface utilities, pipelines and drainage systems and pipes together with the right, to make improvements and perform maintenance thereon beyond the initial developer improvements so long as such improvements fully restore the surface. This note shall not restrict the right of the Town of Ridgway to also install and maintain utilities in such tracts.

NOTE 8. All foundations within River Park shall require an engineered foundation. The soils have a high swell potential, are corrosive. Improvements should be designed to ventilate Radon Gas away from living spaces.

NOTE 9. Roundhouse Park, Tract OS-1, and certain common open space, Tracts OS-2 through OS-4 and Tract OS-7, trail easement and certain common open space, Tracts OS-2 through OS-4 and Tract OS-7, shall be dedicated to the Town of Ridgway for the primary use of the PUD and shall be open to the public; the Owners' Associations shall retain ownership and be responsible for the neat, orderly and attractive upkeep, maintenance and operation of said tracts until such dedication, access to and maintenance of the tracts is completed. One or more of said tracts, Tract OS-5 shall not be open to the public and shall be limited common elements as may be established hereon and/or within the Declaration for River Park.

GENERAL NOTES

NOTE 10. No further subdivision of Tract D or Tract E shall be allowed until such time as Cora Street has been improved and until the owner of Tract D or Tract E obtains an approved access plan off of such street.

NOTE 11. San Miguel Power Association, for itself and its successors and assigns, hereby creates a general, perpetual surface and storm water run-off, maintenance and irrigation drainage easement over, under and across Tract E for the benefit of the Filippi Water & Pipeline Co., a Colorado corporation. Such easement shall be more specifically identified and described hereon. The River Park Owners Association, Inc. and/or Roundhouse shall be responsible for the maintenance of such easement.

NOTE 12. Access from Railroad Street is prohibited to any lots or blocks within this Filing 1, except the existing Tract E driveways.

NOTE 13. Dimensional, size, layout and structure deviations granted to Subdividers and this Filing 1 do not create a non-conforming use.

NOTE 14. No building permit shall be issued for that part of Outlot P3C West of Laura Street without rezoning or additional subdivision.

NOTE 15. This Filing No. 1 is governed by the rights, obligations and standards established by the PUD Agreement recorded at Reception No. 174459, the Ridgway Business Park Declaration recorded at Reception No. 174459, the River Park Declaration recorded at Reception No. 174459, Ouray County, Colorado.

NOTE 16. Notwithstanding any other provision, all the rights, property interests and privileges of ingress and egress for general vehicular and pedestrian access as established by that document recorded March 7, 1995 at Reception No. 158877 Ouray County Colorado, shall not be affected, prevented or obstructed in any manner.

NOTE 17. The private non-exclusive Shared Driveway Access Easement across Lot 222 and Tract OS5 222, as depicted on this Plat, shall serve and benefit only Lots 213, 214 and 222. The provisions of this note shall constitute a real covenant running with the land and shall be binding on and each of the owners of said lots, their successors and assigns. Lots 213, 214 and 222 shall share equally in all the costs and expenses of improving and maintaining the Easement to applicable standards, unless the act/conduct of one or more such lot owners make them uniquely responsible for maintenance or repair. All roadway improvements shall meet or exceed the design and performance standards established by Town of Ridgway and/or the River Park Design Review Committee, provided however, the driveway surface shall be no more than 14' wide. Except as provided, the owner of Lots 213 and 222 shall retain all other rights to and interests in the easement area, including, without limit, the right to plant and place trees, fencing, drainage, landscaping and other improvements at their sole discretion. A professional engineer licensed in the State of Colorado shall prepare the design for the driveway. The first owner of either Lot 213, 214 or Lot 222 to apply for a building permit shall have the obligation to arrange for the initial improvement of the Shared Access Easement and shall, after completion of the initial improvements, record a statement with the Ouray County Clerk and Recorder detailing the costs and expenses incurred to improve the Shared Access Easement. Each of the other owners, Lot 213, Lot 214 and Lot 222 shall each pay on 1/3 share of the total costs and expenses of improving the Easement to the Lot owner first making the improvements in good funds, which payment shall become due and owing 30 days after said owner has commenced construction. The remaining balance due by the other owners shall be due and payable within 30 days after substantial completion of the improvements. No building permit shall be received by said owners until full payment has been made to the owner making the initial improvements. If any payment is not received when due: (i) unpaid sums shall bear interest at the rate of 18% per month; (ii) a 10% late charge shall be assessed against the unpaid sum; (iii) the Lot owner who makes the improvements shall have an enforceable lien against the other such sharing lots which fail to timely pay their share and shall be liable for any costs, expenses and attorneys' fees incurred to collect the same. Time is of the essence hereof. Notwithstanding anything to the contrary herein, the Shared Access Easement shall not be paved with asphalt, be expanded or be widened beyond the initial improvements without the unanimous written consent of the owners of Lot 213, Lot 214 and Lot 222. Outlot P2/A may only use the Shared Access Easement for a secondary emergency ingress and egress. This shared driveway shall be private and shall not be open to the general public except for said limited use of emergency access vehicles. No parking shall be allowed in the Easement area traversing Lot 222 or OS-5. If any installation, maintenance or use of the subsurface sewer easement or secondary ingress and egress occurs, the beneficiary of such easement shall, as a condition thereof, fully restore and repair all driveway and related improvements, trees, landscaping, etc., and shall fully indemnify, hold harmless, and reimburse the owners of Lot 222, Lot 213 and Lot 214 for any damage or injury resulting from the installation, maintenance, use and enjoyment of the same, including all costs, expenses, and attorneys' fees said owners may incur to enforce this covenant.

NOTE 18. The private non-exclusive Shared Driveway Access Easement across Lot 149 and 301, as depicted on this Plat, shall serve and benefit only Lots 149, 150 and 301. The provisions of this note shall constitute a real covenant running with the land and shall be binding on and each of the owners of said lots, their successors and assigns. Lots 149, 150 and 301 shall share equally in all the costs and expenses of improving and maintaining the Easement to applicable standards, unless the act/conduct of one or more such lot owners make them uniquely responsible for maintenance or repair. All roadway improvements shall meet or exceed the design and performance standards established by Town of Ridgway and/or the River Park Design Review Committee, provided however, the driveway surface shall be no more than 14' wide. Except as provided, the owner of Lots 149 and 301 shall retain all other rights to and interests in the easement area, including, without limit, the right to plant and place trees, fencing, drainage, landscaping and other improvements at their sole discretion. The design for the driveway shall be prepared by a professional engineer licensed in the State of Colorado. The first owner of either Lot 149, 150 or Lot 301 to apply for a building permit shall have the obligation to arrange for the initial improvement of the Shared Access Easement and shall, after completion of the initial improvements, record a statement with the Ouray County Clerk and Recorder detailing the costs and expenses incurred to improve the Shared Access Easement. Each of the other owners, Lot 149, Lot 150 and Lot 301 shall each pay on 1/3 share of the total costs and expenses of improving the Easement to the Lot owner first making the improvements in good funds, which payment shall become due and owing 30 days after said owner makes an application for a building permit. The remaining balance due by the other owners shall be due and payable within 30 days after substantial completion of the improvements. No building permit shall be received by said owners until full payment has been made to the owner making the initial improvements. If any payment is not received when due: (i) unpaid sums shall bear interest at the rate of 18% per month; (ii) a 10% late charge shall be assessed against the unpaid sum; (iii) the Lot owner who makes the improvements shall have an enforceable lien against the other such sharing lots which fail to timely pay their share and shall be liable for any costs, expenses and attorneys' fees incurred to collect the same. Time is of the essence hereof. Notwithstanding anything to the contrary herein, the Shared Access Easement shall not be paved with asphalt, be expanded or be widened beyond the initial improvements without the unanimous written consent of the owners of Lot 149, Lot 150 and Lot 301. If any installation, maintenance or use of the ten feet wide subsurface pipeline easement hereto occurs, the beneficiary of such easement shall, as a condition thereof, fully restore and repair all driveway and related improvements.

NOTE 19. The use of the 20' utility easement across Lot 222 is hereby limited only to the adjoining property to the north (currently in county) to extend only one subsurface sewer line extension to such property. The sewer tap shall be paid for by the owner of such property upon terms acceptable to the Town of Ridgway. The surface improvements will be restored by the user of the easement.

NOTE 20. Individual lot and unit owners within this Filing No. 1 shall be responsible for maintaining landscaping and trees within the public right of ways adjoining their properties.

NOTE 21. All buildings must setback a minimum of 5' from any easement unless otherwise noted on sheets 3 and/or 5. This note shall not apply to the trail easement between lots 307 and 406 or any of the shared driveway easements.

NOTE 22. Roundhouse Water & Pipeline Co. and/or the River Park Owners Association shall maintain irrigation systems, storm and drainage ditches in a neat, safe, functional and attractive manner. The Ridgway Business Park Owners Association shall maintain irrigation systems, storm and drainage ditches in a neat, safe, functional and attractive manner. The centerline of Railroad Street shall be the dividing line for such maintenance responsibilities. Ditches and drainages adjacent to the Town's public work facilities are not included within these obligations.

NOTE 23. All lots and portions of real property designated as "Open Space" or Tracts with an "OS" identifier on the River Park Plat shall be used only for open space, and an express open space use deed restriction, equitable servitude and covenant is hereby placed on all such lots. All lots and tracts shall be restricted to passive open space, conservation, wildlife habitat and natural trails provided that park-type improvements (such as benches, playground equipment) and other park/ accessory structures and amenities may be erected upon open space tracts by Declarant and/or the Association, or on Roundhouse Park by the Town (only if the Town accepts dedication and maintenance thereof) with the prior written consent of Declarant while in control and the Association, as an express condition precedent thereto. Nothing in this Note 23 shall be construed to supersede any rights granted within the PUD Agreement.

NOTE 24. The non-exclusive natural trail depicted hereon as Escalante Trail shall be open to the public.

NOTE 25. The storage and removal of trash and garbage in approved containers shall be confined to the rear of all lots to the extent practical.

NOTE 26. All outlots and lots remain subject to certain provisions of the findings and decision and PUD agreement whether set out hereon or not.

NOTE 27. If maintenance of parks, trails, landscaping beautification easements, drainages, irrigation systems and open space are not properly maintained, the Town may cause the maintenance to be done and assess the cost against the lots, or certify such charges to be collected similarly as taxes by the Ouray County Treasurer.

NOTE 28. All lots and the SMPA tracts shall thereafter be subject to a fair assessment of an equitable share of the costs to pay for fine improvements on Railroad Street and the highway 62 intersection with Railroad Street. That equitable share shall be computed based upon the actual traffic generated by such properties. Unless otherwise determined by the Town (with any appropriate consent of the properties subject to this agreement) the aggregate assessments computed for the lots and SMPA tracts shall be allocated among the various lots and blocks pro rata on a per unit basis with a unit determined as follows: (i) each light industrial lot or block shall be assigned fractional units computed by dividing their total lot square footage areas by 6,500; (ii) residential lots shall be assigned one unit for each allowable dwelling unit on the lot, except that lots entitled to an accessory dwelling unit shall be assigned 1.25 units and except that deed restricted affordable lots shall be assigned .75 units. The share of the costs, which is attributable to contributing properties external to the PUD, shall be allocated by the Town in accordance with the law. Open space, streets, alleys, easement areas and parks shall not be assessed. Improvements installed and/or planned Set or at applicant's cost pursuant to Section 13, Paragraph (2) of the PUD agreements above shall not be assessed pursuant to this paragraph.

NOTE 29. All outdoor lighting fixtures to comply with Town regulations.

NOTE 30. Irrigation system shall be owned, operated and maintained by the Owners' Associations.

NOTE 31. Finished floor elevations along major drainages shall be a minimum of one foot above the top back of curb or 18" above the adjoining street or alley grade. All improved lots shall drain to a street or alley.

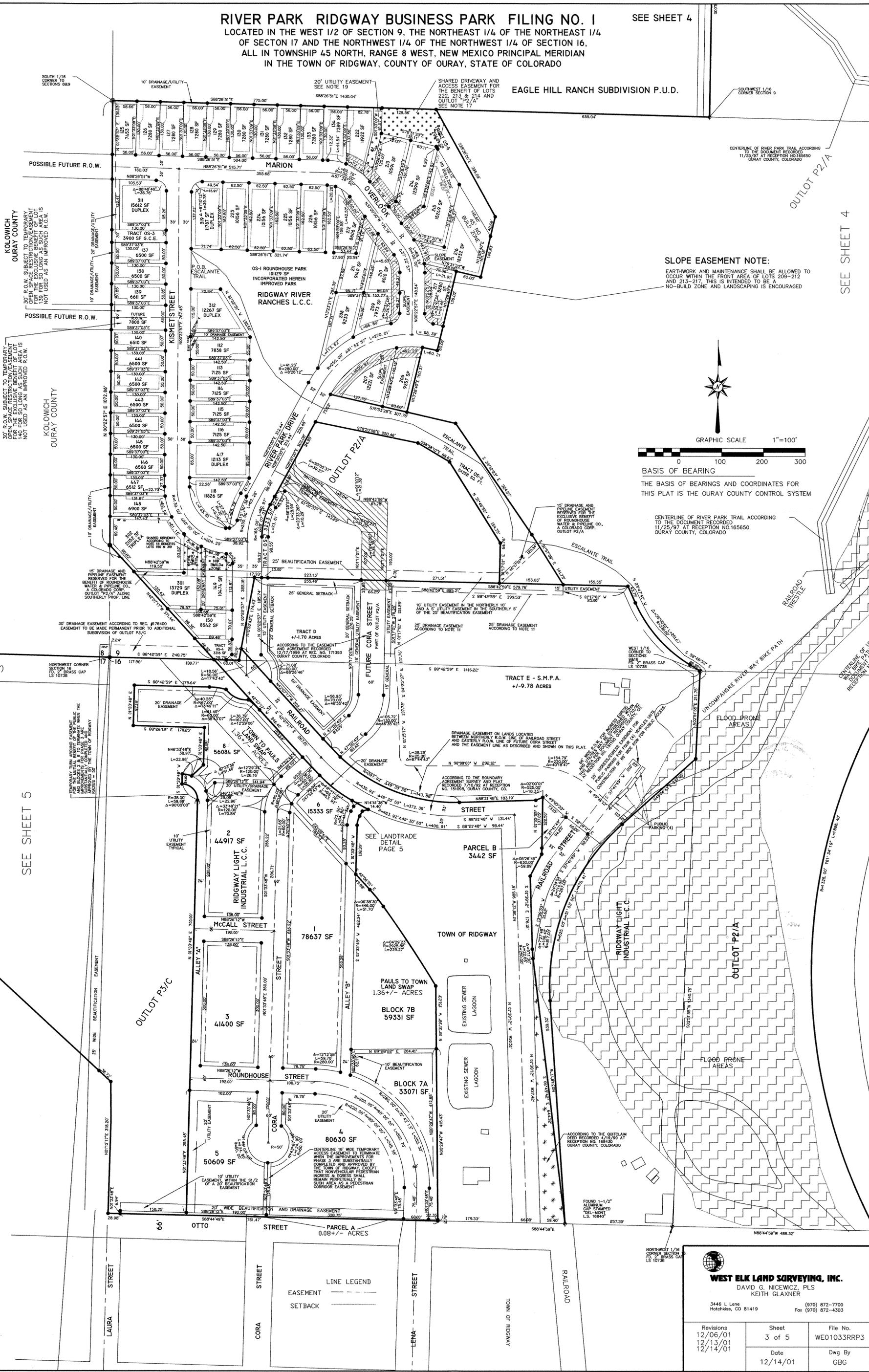
WEST ELK LAND SURVEYING, INC.
DAVID G. NICEWICZ, PLS
KEITH GLAXNER
3446 L Lane
Hotchkiss, CO 81419 (970) 872-7700
Fax (970) 872-4303

Revisions	Sheet	File No.
10/30/01	2 of 5	WE01033RRP2
11/13/01		
11/20/01		
12/06/01	Date	Dwg By
12/13/01	12/14/01	GBG

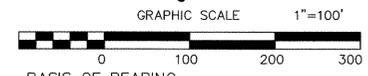
RIVER PARK RIDGWAY BUSINESS PARK FILING NO. 1
 LOCATED IN THE WEST 1/2 OF SECTION 9, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 17 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16,
 ALL IN TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
 IN THE TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO

SEE SHEET 4

EAGLE HILL RANCH SUBDIVISION P.U.D.



SLOPE EASEMENT NOTE:
 EARTHWORK AND MAINTENANCE SHALL BE ALLOWED TO OCCUR WITHIN THE FRONT AREA OF LOTS 209-212 AND 213-217. THIS IS INTENDED TO BE A NO-BUILD ZONE AND LANDSCAPING IS ENCOURAGED



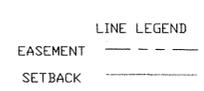
THE BASIS OF BEARINGS AND COORDINATES FOR THIS PLAT IS THE OURAY COUNTY CONTROL SYSTEM

CENTERLINE OF RIVER PARK TRAIL ACCORDING TO THE DOCUMENT RECORDED 11/29/97 AT RECEPTION NO. 185650 OURAY COUNTY, COLORADO

KOLOWICH COUNTY OURAY COUNTY

SEE SHEET 4

SEE SHEET 5



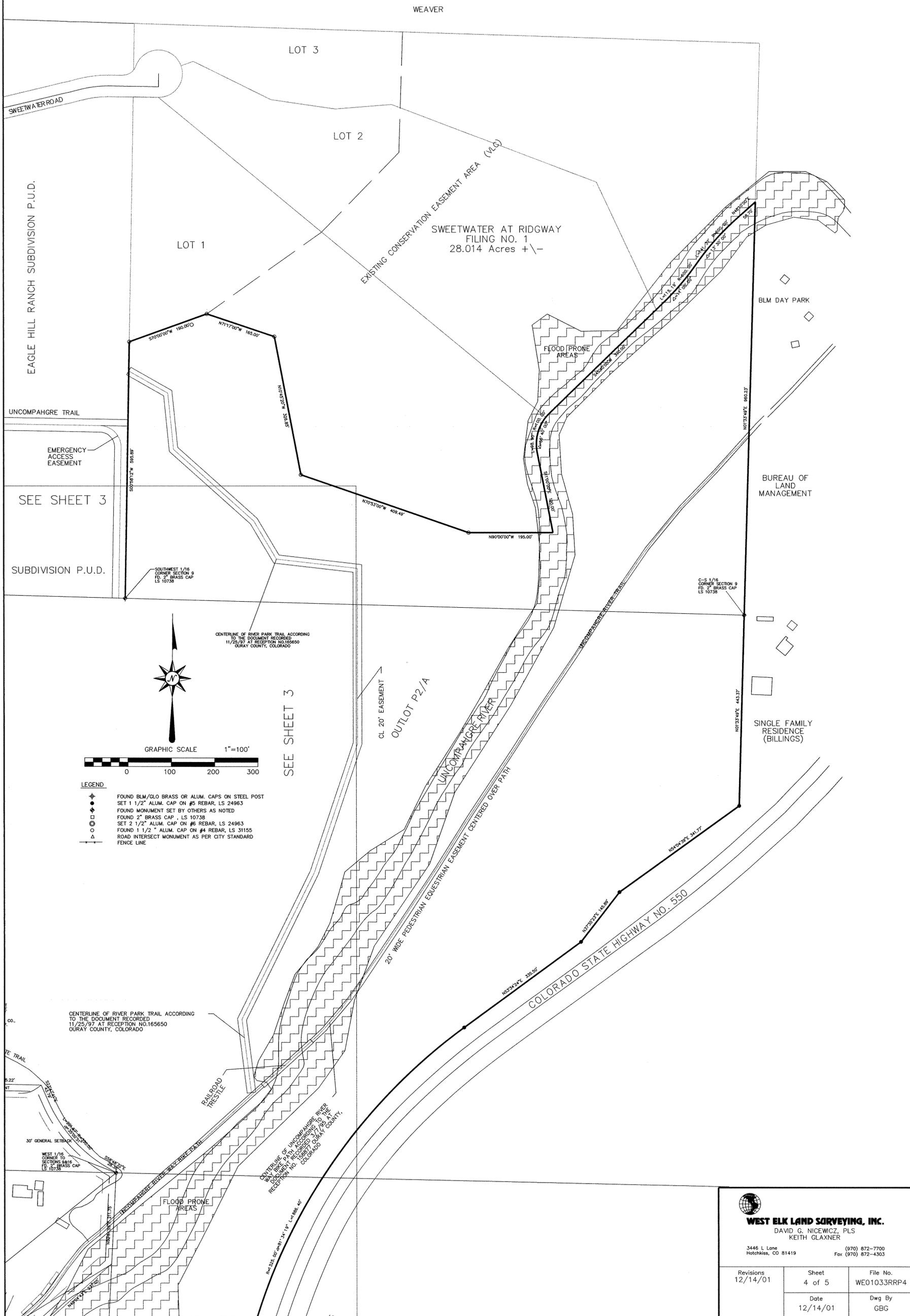
WEST ELK LAND SURVEYING, INC.
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3446 L Lane
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Revisions 12/06/01 12/13/01 12/14/01	Sheet 3 of 5 Date 12/14/01	File No. WE01033RRP3 Dwg By GBG
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RIVER PARK RIDGWAY BUSINESS PARK FILING NO. 1

LOCATED IN THE WEST 1/2 OF SECTION 9, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, ALL IN TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN IN THE TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



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Revisions 12/14/01	Sheet 4 of 5	File No. WE01033RRP4
	Date 12/14/01	Dwg By GBG

